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**Commercial Property Consultants** Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

NO VAT ON THE PURCHASE PRICE

# **FREEHOLD FOR SALE**

Modern Office Building Within a Secure Business Park in Walking Distance to the Town Centre and Mainline Railway Station

UNIT 16 MANOR COURTYARD HUGHENDEN AVENUE, HIGH WYCOMBE BUCKS HP13 5RE



# 2,970 sq.ft. (276 sq.m.) approximate Net Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

# LOCATION

The property is situated within the Manor Courtyard development immediately to the north of Hughenden Avenue, and approximately 200 yards west of the A4128 Hughenden Road, some <sup>3</sup>/<sub>4</sub> of a mile north of High Wycombe town centre.

## DESCRIPTION

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The property comprises a two-storey office building with brick elevations forming part of this popular development.

## FACILITIES include:-

- Gas fired central heating
  Double gla
- Suspended ceilings with recessed lighting
  - Carpeting
- Kitchenette on each floor

- Double glazing
- Eleven on-site car parking spaces
- Male and female toilet facilities
- Window blinds

#### ACCOMMODATION (All areas are approximate Net Internal)

Ground Floor		
Offices	-	1,220 sq.ft.
Stores (could be office space)	-	194 sq.ft.
Storage Cupboard	-	30 sq.ft.
Disabled persons W.C.		·
Sub Total	-	1,444 sq.ft.
First Floor		
Offices		
including kitchenette	-	1,512 sq.ft.
Small Stores	-	14 sq.ft.
Sub Total	-	1,526 sq.ft.
Overall Total	-	2,970 sq.ft. (276 sq.m)

#### TERMS

The property is offered For Sale freehold with full vacant possession or with the existing tenant remaining on either the ground or first floor, subject to negotiation.

#### PRICE

£495,000 subject to contract for the freehold interest.

# RATEABLE VALUE

The Valuation Office website indicates that the rateable value of the ground floor as of  $1^{st}$  April 2023 is £17,500, and £18,500 for the first floor.

# ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - By appointment with the Sole Agents:-

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