



Commercial Property Consultants

Offices at High Wycombe and Marlow
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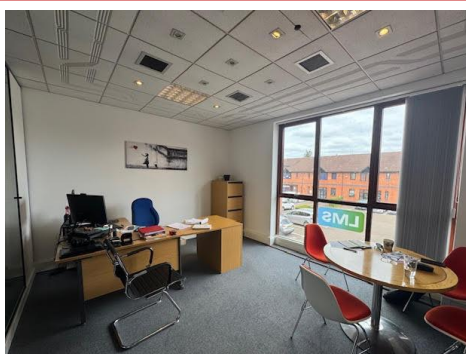
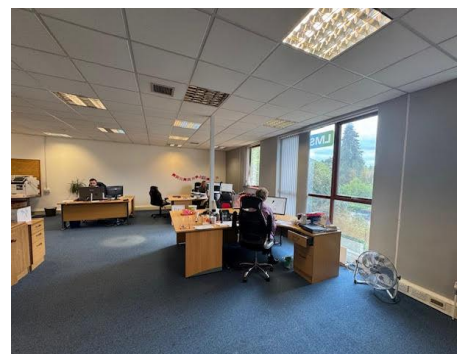
PROPERTY PARTICULARS

**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

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 ¾ of a mile north of High Wycombe town centre.

DESCRIPTION

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

FACILITIES include:-

- Gas fired central heating
- 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)
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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 1st 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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