TO LET
OFFICE

GRAHAM SIBBALD



2nd Floor Unit 3 & 4, The Courtyard, Riverside West, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0DG

- Excellent parking at 1 per 250 sq ft. New VRV air conditioning system
- Passenger lift to each unit. LED lighting throughout
- High quality powder coated double glazed windows
- Attractive riverside setting

LOCATION

The estate is on Riverside West, a road off Glory Park Avenue, in turn off the A4094. Glory Park Avenue is private road with a number of office buildings providing high quality out of town space.

There are a range of facilities available nearby, including a David Lloyd Health Club, and creche, restaurants, hotels and Tesco superstore within 1.3 miles.



DESCRIPTION

The development comprises 11 self-contained 3-storey office buildings arranged around a courtyard. In a secure landscaped setting.

Each office has a lift up to the first floor, VRV4 air-conditioning with a fresh air-circulation system, raised floors, suspended ceilings with LED lighting, parking at a ratio of 1 space per 250 sq.ft, a shower and a disabled persons WC

Buildings can be divided into smaller suites

ACCOMMODATION

The second floor of units 3 & 4 have been linked together to provide a good sized space with parking.

2nd floor	1,750 Sq Ft	162.57 Sq M
Total	1,750 Sq Ft	162.57 Sq M

RATEABLE VALUE

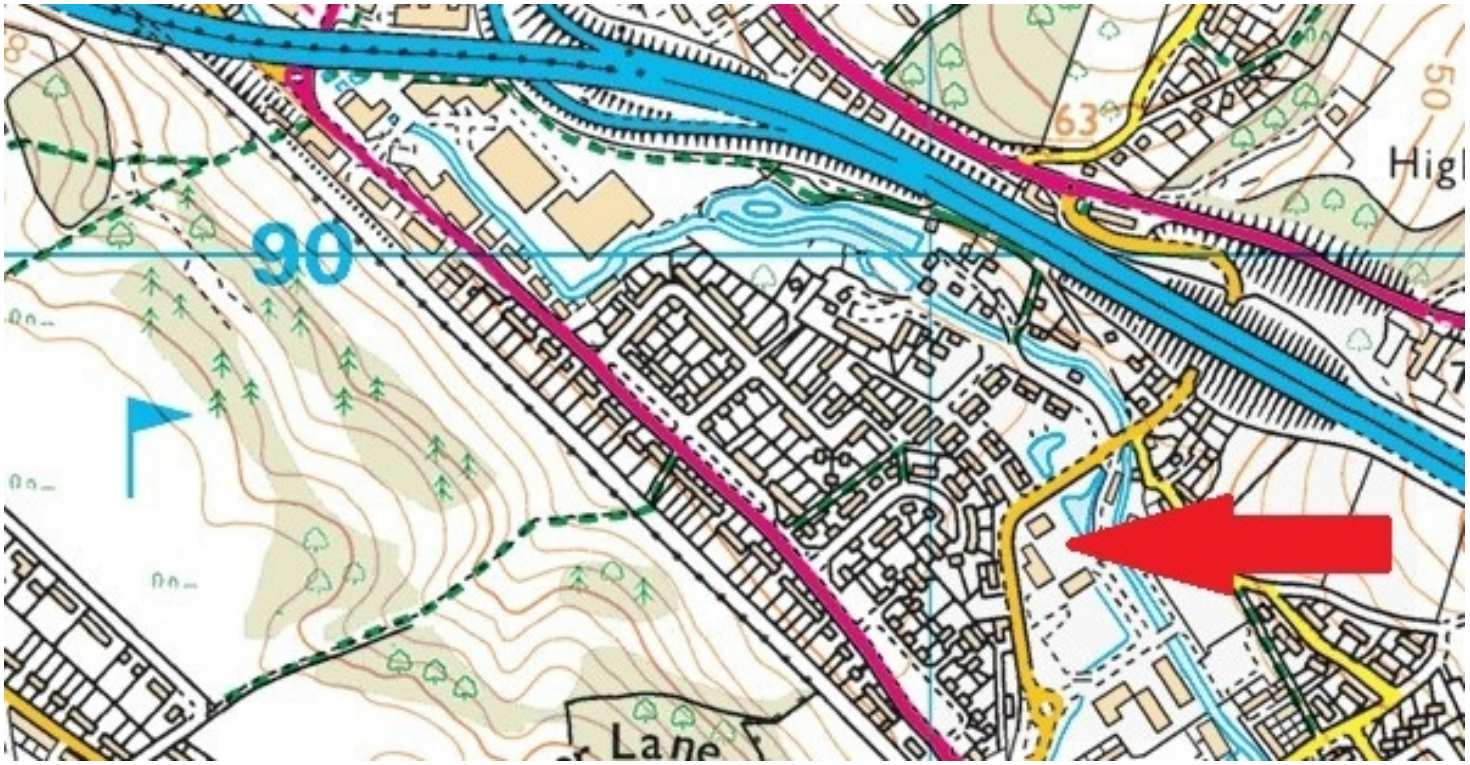
Please see separate schedule

VAT
This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE
Awaiting EPC

QUOTING RENT
On Application

TENURE
A new lease is available for a term from 2 years subject to regular rent reviews to be excluded from the security of tenure of the Landlord & Tenant Act 1954



To arrange a viewing please contact:



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Director
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MARK HARRIS

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.