

**TO LET
OFFICE**



**7, The Courtyard, Riverside West,
Wooburn Green, High Wycombe,
Buckinghamshire, HP10 0DG**

- Modern offices from 1,095 - 2,896 sq.ft
- Excellent parking at 1 per 250 sq ft. New VRV air conditioning system
- High quality powder coated double glazed windows
- Passenger lift to each unit. LED lighting throughout

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

Arranged on ground, first and second floor with allocated parking. 4 spaces for the ground floor and 7 for the upper floors together

Ground	1,095 Sq Ft	101.73 Sq M
1st & 2nd	1,801 Sq Ft	167.31 Sq M
Total	2,896 Sq Ft	269.04 Sq M

RATEABLE VALUE

TBC

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:



IAN ARCHER

Director

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PAGE HARDY HARRIS - MARK HARRIS



IMPORTANT NOTICE

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Date published: 07-Oct-2026

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