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A courtyard development of refurbished Offices. Each unit is self contained. Some benefit from unique upper mezzanine areas.

The Courtyard

Glory Park, High Wycombe, HP10 0DG

Office

TO LET

2,602 to 4,453 sq ft

(241.73 to 413.70 sq m)

- Refurbished Offices
- Immediate Occupation
- Great parking ratio
- New Flexible Leases
- Clean open plan floors
- Unique mezzanine areas
- Close to M40

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Summary

Available Size	2,602 to 4,453 sq ft
Rent	£22.50 per sq ft
Business Rates	N/A
Estate Charge	£1 per sq ft approx
EPC Rating	C







Description

A waterside development of 11 self contained, 3 storey buildings, each unit has VRV4 air conditioning with a fresh air circulation system, raised floors, suspended ceilings with LED lighting, passenger lift, shower and WC facilities and parking at a ratio of 1 space per 250 sq.ft. The units can be taken separately or combined.

Location

The Courtyard, Glory Park is a high-quality Business Park set in landscaped grounds, less than a mile from Junction 3 of the M40. Wooburn Green is close-by providing a number or local amenities to include a Tesco superstore, David Lloyd Sports Club and a Premier Inn Hotel. Beaconsfield Rail Station is less than 10 minutes drive. Bourne End Station less than 5 minutes giving access to the Elizabeth line.

Accommodation

Name	sq ft	sq m	EPC
Unit - 8	4,453	413.70	C (73)
Unit - 9	2,602	241.73	C (65)
Unit - 10	3,206	297.85	C (60)
Total	**10,261**	**953.28**	

Viewings

By prior arrangement with the joint sole agents Aitchison Raffety or Page Hardy Harris.

Terms

Available on new FRI leases, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which we understand will be chargeable.

Viewing & Further Information



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