Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

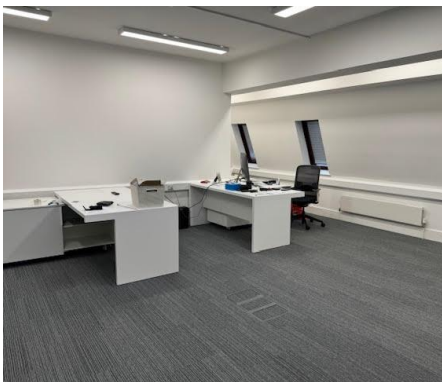
Preliminary Particulars

Office To Let

3-4 TWYFORD PLACE
LINCOLNS INN OFFICE VILLAGE
LINCOLN ROAD, HIGH WYCOMBE
BUCKS HP12 3RE









1,482 Sq Ft (137.7 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



Lincolns Inn Office Village is situated off Lincoln Road within Cressex Business Park, approximately 1.5 miles to the south west of the town centre. The surrounding area is made up of commercial and residential uses, and benefits from excellent connectivity, with Junction 4 of the M40 only 1 mile to the south. High Wycombe town centre boasts an array of retail and leisure facilities, including the Eden Shopping Centre.

The town's proximity to London, excellent communication links, strong educational facilities and attractive rural surroundings have made High Wycombe a very popular location for people to live and work.

DESCRIPTION

3-4 Twyford Place is situated on Lincolns Inn Office Village and comprises an end terrace self-contained office buildings arranged over ground and three upper floors.

Internally the property provides modern office accommodation, benefitting from raised floors, central heating, double glazing and good natural light.

There is a 3-storey car park, which together with the surface car parking.

ACCOMMODATION (Approximate Net Internal Area)

Third Floor – 1,482 sq.ft. (137.7 sq.m)

RENT

£14,400 per annum exclusive.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2024 of £10,250. Rate in the £ for 24/25 is 49.9 pence.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ENERGY PERFORMANCE RATING

The EPC rating for this property is C - 53.

VIEWING – Strictly by appointment with Sole Agents:

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