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

Preliminary Particulars

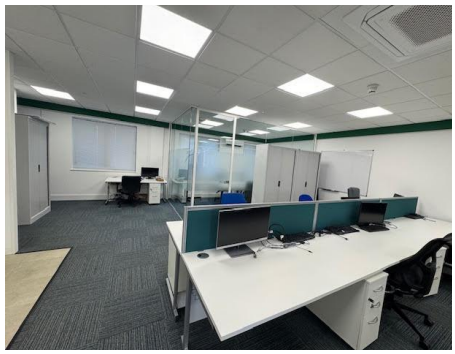
UNIQUE OPPORTUNITY

SELF-CONTAINED OFFICE BUILDING
OF INTEREST TO OWNER / OCCUPIERS / DEVELOPERS / INVESTORS

3 Newmans Row
Lincolns Inn Office Village
Lincoln Road, Cressex Business Park
High Wycombe, Bucks, HP12 3RE













2,566 sq. ft. (238.45 sq.m) Approximate Net Internal Area

FREEHOLD FOR SALE / TO LET

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
The property is located in Lincoln's Inn Office Village (LIOV), Cressex Business Park, High Wycombe's premier business location within one mile of Junction 4 of the M40 motorway.

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to the other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

The town centre has excellent retail and leisure facilities in the Eden Shopping Centre that opened in 2008. Local retail facilities are available on the edge of the business park.

DESCRIPTION
LIOV is an attractive courtyard development of twelve buildings with attractive mature landscaping and excellent car parking.

The premises comprise a three-storey office building with part-brick/ rendered elevations and currently offers an attractive mix of open plan and cellular accommodation together with a kitchen and male and female WC's.

ACCOMMODATION (Approximate Net Internal Area):

Ground Floor -	884 sq.ft. (82.16 sq.m)
First Floor -	954 sq.ft. (88.65 sq.m)
Second Floor -	728 sq.ft. (67.64 sq.m)
TOTAL -	**2,566 sq.ft. (238.45 sq.m)**

FEATURES:-

- Attractive courtyard setting
- 10 Car parking spaces
- Mature landscaping
- Kitchen
- Male and female WC's
- Open plan environment
- Air conditioning / heating / cooling
- Fully carpeted

RENT
The property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed by negotiation at a rental of £39,950 per annum exclusive, such as utilities, business rates, building insurance, and estate charge, plus VAT.

PRICE - £449,950 plus VAT for the benefit of the Freehold interest with vacant possession.

BUSINESS RATES
The Valuation Office website indicates a Rateable Value of £36,250 from 1st April 2026.

ENERGY PERFORMANCE RATING: C - 65.

VIEWING – Strictly by appointment with the Sole Agents:

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