



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

**Ground Floor Office / Business Unit With Parking
Within a Secure Gated Business Park and Within
Walking Distance of the Town Centre and Railway Station**

**17 MANOR COURTYARD
HUGHENDEN AVENUE, HIGH WYCOMBE
BUCKS HP13 5RE**



960.4 sq.ft. (89.22 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.

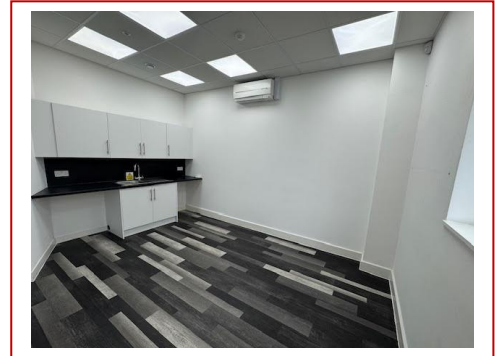
LOCATION

The property is situated within the popular Manor Courtyard development to the north of Hughenden Avenue, and approximately 200 yards west of the A4128 Hughenden Road, High Wycombe town centre is approximately ½ a mile to the north, providing a wide mix of amenities. High Wycombe mainline railway station is also within walking distance and provides access to Birmingham, Oxford and London Marylebone.

DESCRIPTION

The suite comprises part of a three storey brick built refurbished office building under a pitched tiled roof. The building has been comprehensively refurbished and the available suite offers an attractive mix of open plan and ancillary accommodation with the benefit of car parking.

- Carpeting throughout
- LED lighting
- AC heating / cooling cassettes
- Car parking
- Kitchenette / breakout room
- Male & female WC's
- Shower



ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Suite – 960.4 sq.ft. (89.22 sq.m)

TERMS

A new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

£18,975 per annum exclusive.

The above rent is exclusive of all other outgoings such as business rates and service charge/utilities (plus VAT if applicable).

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE RATING: B - 47.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy
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