

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Modern Office Buildings

**UNITS 1 - 4
THE COURTYARD
GLORY PARK, WYCOMBE LANE
WOOBURN GREEN
BUCKS HP10 0DG**



**4,769 SQ.FT. (443.0 SQ.M) – 12,183 SQ.FT. (1,131.8 SQ.M)
Approximate Net Internal Area**

FOR SALE / TO LET

LOCATION - The Courtyard, Glory Park is a high-quality business park set in landscaped grounds, less than a mile off Junction 3 of the M40. Wooburn Green is close-by providing a number of local amenities to include a Tesco Superstore, David Lloyd sports club, and a Premier Inn Hotel.

DESCRIPTION - The available office buildings provide modern open plan office accommodation arranged over ground and first floors with galleried second floors.

Features include:-

- Open Plan Air-Conditioned Offices
- Entry Phone System
- Fully Accessed Raised Floor
- Suspended Ceiling
- Onsite Parking
- Shower Facilities
- Disabled Lift to First Floor

ACCOMMODATION (Approx. Net Internal Area)

Floor Area	Sq. Ft.	Sq. M
Buildings 1 & 2	7,414	688.8
Buildings 3 & 4	4,769	443.0
TOTAL	12,183	1,131.8

TERMS – The Freehold interest in the property is available For Sale or To Let on a new Full Repairing and Insuring Lease for a term to be agreed.

RENT / PRICE: Upon application.

BUSINESS RATES – To be confirmed.

ENERGY PERFORMANCE RATING: C – 73.

LEGAL COSTS – Each party to pay their own legal costs.

VAT – All figures quoted are exclusive of VAT which may be chargeable.

FOR FURTHER INFORMATION CONTACT JOINT SOLE AGENTS:-

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