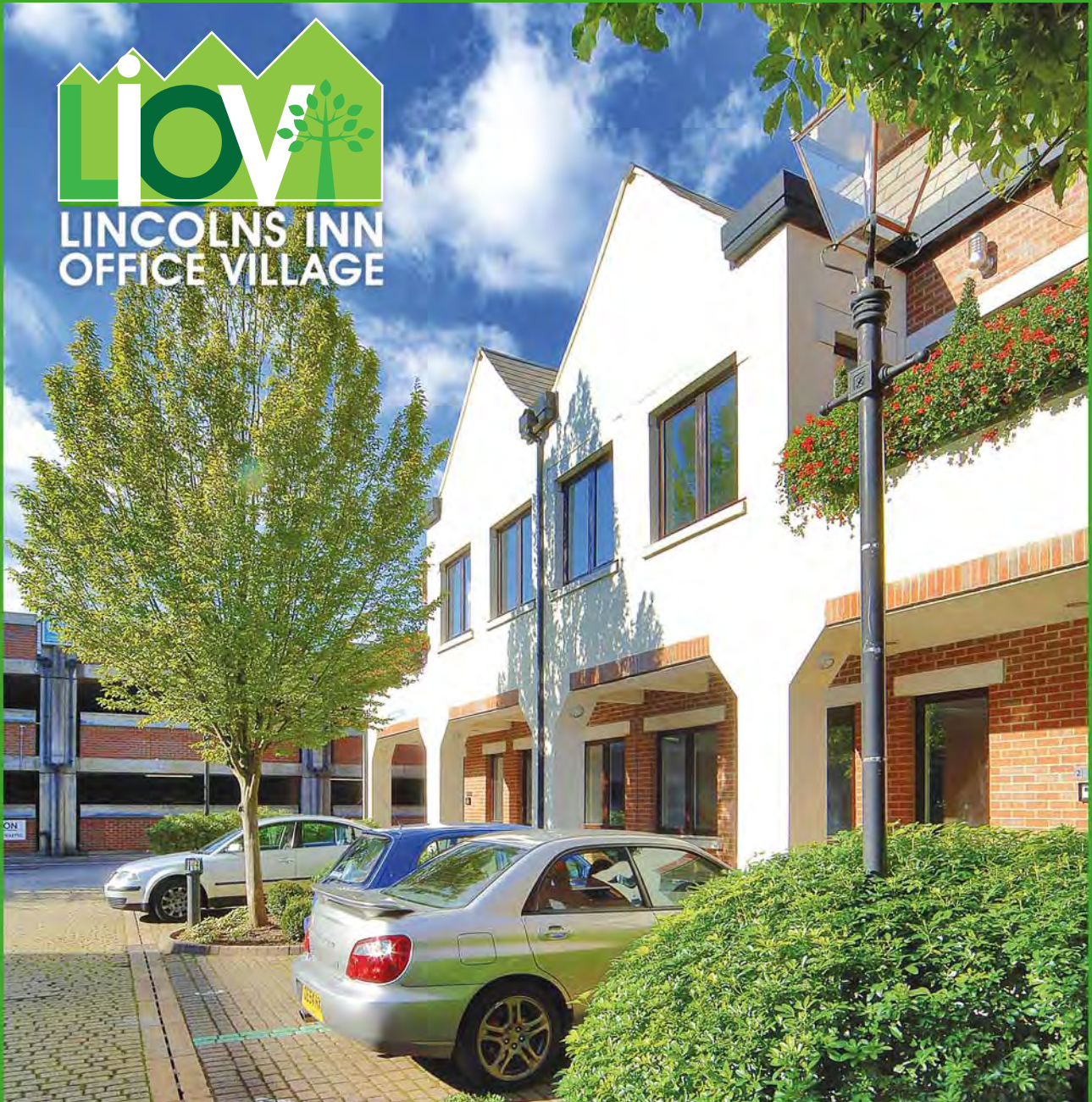
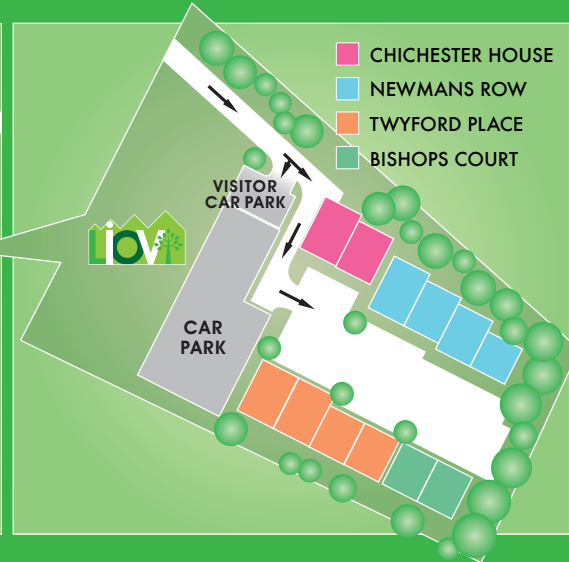


OFFICE FOR SALE OR LET HIGH WYCOMBE HP12 3RH



1 Newman's Row 3,455 sq ft



Location

The property is located on 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.

The building has its own front door and each floor provides a self-contained office.

The accommodation is in a good lettable condition but the landlord is willing to undertake a full refurbishment if required. The property has 13 car park spaces (1:266). 3 are located in front of the building and 10 are located together in the multi-storey car park.

Specification

- Attractive courtyard setting
- Parking ratio circa 1:266 sq ft
- Mature landscaping
- Excellent EPC rating C (53)
- Fibre optic broadband available
- Open plan environment
- Central heating
- Fully carpeted

Business Rates

Rateable Value £15,250

Freehold Sale Terms

Price £550,000. VAT is applicable.

Lease Terms

Refurbished condition £17 psf
Current condition £14 psf



Description

LIOV is an attractive courtyard development of 12 office buildings with very good mature landscaping and excellent car parking.



Costs

Each party will be responsible for its own costs.

Viewing

To arrange a viewing or to obtain further information, please contact one of the sole joint letting agents.

The agents for themselves and for the vendors of this property, whose agents they are, give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. 2. All descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. 3. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude.

Our client has regard to the recommendations of the voluntary code of practice for commercial leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.commerciallease.co.uk or obtained from the Royal Institution of Chartered Surveyors Tel. No. 020 7334 3806.



February 2018

