



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

For details of all available properties visit our website

PROPERTY PARTICULARS

Two Adjoining Modern Self-Contained Office Buildings

**UNITS 5 & 6
THE COURTYARD
GLORY PARK, WYCOMBE LANE
WOOBURN GREEN
BUCKS HP10 0DG**



**From 1,830 sq.ft. (170 sq.m) TO 3,920 sq.ft. (364 sq.m)
Approximate Net Internal Area**

**FREEHOLD FOR SALE AVAILABLE
OR MAY LET SEPARATELY OR AS A WHOLE**

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 floor.

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
Building 5	1,830	170
Building 6	2,090	194.16
TOTAL	3,920	364

TERMS – The properties are available For Sale or may Let separately or as a whole with terms to be agreed by negotiation.

RENT / PRICE: Upon application.

BUSINESS RATES – To be confirmed.

ENERGY PERFORMANCE RATING: To be confirmed.

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:-

Page Hardy Harris
FAO: Mark Harris or Kieran Webber
Telephone: 01628 439006
mark@pagehardyharris.co.uk /
kieran@pagehardyharris.co.uk

Duncan Bailey Kennedy
Adrian Dolan / Will Janes
Telephone: 01494 450951
adriand@dbk.co.uk / willj@dbk.co.uk



Ref: 11178/0216