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PROPERTY PARTICULARS

Office Investment / Development Opportunity

**THE COURTYARD, GLORY MILL
GLORY PARK, WYCOMBE LANE
WOOBURN GREEN
BUCKS HP10 0DG**



**33,016 sq.ft. (3,067.17 sq.m)
Approximate Net Lettable Area**

FREEHOLD FOR SALE

**POTENTIAL FOR CONVERSION TO RESIDENTIAL / REDEVELOPMENT
SUBJECT TO PLANNING**

LOCATION - The Courtyard, Glory Mill, Glory Park is a modern business park set in landscaped grounds in close proximity to Junction 3 of the M40 motorway. Wooburn Green village centre is close-by providing a number of local amenities to include Tesco, Tesco Express, David Lloyd Sports Club, and the Premier Inn Hotel.

DESCRIPTION – There are 9 office buildings arranged in 3 blocks set around the courtyard with allocated car parking and landscaping.

The total square footage is approximately 33,016 Net Internal Area and the units are arranged as follows:-

Unit	Sq. Ft.
Units 1 & 2	7,414
Units 3 & 4	4,769
Unit 5*	1,830
Unit 6*	2,090
Unit 7*	3,250
Unit 8	4,341
Unit 9*	2,520
Unit 10	3,363
Unit 11	3,439
Total Net Internal Area	33,016

PRICE – Upon application.

ENERGY PERFORMANCE RATINGS: Available upon request.

FOR FURTHER INFORMATION CONTACT JOINT SOLE AGENTS:-

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**Floor areas compiled from information supplied to us.*