

Property Particulars

Rent only
£8 per sq ft

TO LET

SELF CONTAINED OFFICE BUILDING

1752 sq ft (163 sq m)
May divide from 830 sq ft (77 sq m)
plus 7 parking spaces



19 Manor Courtyard
Hughenden Avenue
High Wycombe
Bucks HP13 5SJ

LOCATION

Manor Courtyard is situated on the north side of High Wycombe town centre, Hughenden Avenue being close to the junction of the A4128 Hughenden Road. Junction 4 of the M40 at Handy Cross is approximately 2 miles drive.

High Wycombe also benefits from extensive shopping facilities in the newly opened Eden Centre together with excellent rail communications to London, Marylebone (40 minutes).

VISIT OUR WEBSITE : www.brownandmerrycommercial.com

~ 19 Manor Courtyard, Hughenden Avenue, High Wycombe, Bucks ~

DESCRIPTION

19 Manor Courtyard is a mid terrace building situated at the entrance of this development of 19 similar units constructed in 1989 of brick elevations under pitched tiled roofs and having the benefit of the following amenities: -

- Gas fired central heating
- 7 on-site car spaces
- Hardwood double glazed sealed units
- Disabled WC facilities and shower
- Louvre drapes
- Entryphone and alarm system
- Suspended ceiling with Category II lighting
- Carpeting throughout
- Skirting trunking/floor boxes
- Security locks and keypad entry

ACCOMMODATION

Ground Floor

Entrance Hall
Disabled WC
General office 526 sq ft
Meeting room/ office 304 sq ft
Sub total 830 sq ft

First Floor

WC/ shower
Open plan office 922 sq ft
Sub total 922 sq ft

Overall total 1752 sq ft (163 sq m)

LEASE

A new full repairing and insuring lease for a term to be agreed subject to regular upward only rent reviews. Each floor may be let separately.

RENT **£14,000** plus VAT per annum exclusive plus service charge.

RATES

The Valuation Office website indicates a 2005 Rateable Value of £21,250
Rate in the £ for 2009/2010 is 48.5p

LEGAL COSTS

Each party to be responsible for their own legal costs involved.

VIEWING

Strictly by appointment with sole agents.

Brown & Merry Commercial
01494 448381

FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

SERVICES: We confirm we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

JTS/hd/office/0174