



**AITCHISON  
RAFFETY**



- New VRV air conditioning system
- LED lighting throughout
- Passenger lift to each unit
- High quality powder coated double glazed windows
- Excellent parking at 1 per 250 sq ft
- Attractive riverside setting

Ian Archer  
ian.archer@argroup.co.uk  
01442 220 800

Elliot Lusby-Park  
elliot.lusby-park@argroup.co.uk  
01442 220800

The Courtyard, Riverside West, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0DG

Offices Available as a Whole or Floor-by-Floor

[what3words///span.retail.props](https://www.what3words.com/span.retail.props)

Approx. 1,040 - 7,055 Sq Ft (96.62 - 655.41 Sq M)

**To Let**

# The Courtyard, Riverside West, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0DG

## Description

The development comprises 11 self-contained 3-storey office buildings arranged around a courtyard. In a secure landscaped setting.

Each office has a lift up to the first floor, VRV4 air-conditioning with a fresh air-circulation system, raised floors, suspended ceilings with LED lighting, parking at a ratio of 1 space per 250 sq.ft, a shower and a disabled persons WC

## Location

The estate is on Riverside West, a road off Glory Park Avenue, in turn off the A4094. Glory Park Avenue is private road with a number of office buildings providing high quality out of town space.

There are a range of facilities available nearby, including a David Lloyd Health Club, and creche, restaurants, hotels and Tesco superstore within 1.3 miles.

## Floor Sizes & Availability

Please see detailed schedule of sizes and availability below



Unit 8



Unit 9



Unit 11 - Ground Floor



Units 10 & 11

# The Courtyard, Riverside West, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0DG



Units 1 - 4



Unit 11 - First Floor

## Rent

On application

## Terms

The A new lease is available for a term from 5 years subject to regular rent reviews to be excluded from the security of tenure of the Landlord & Tenant Act 1954

## Business Rates

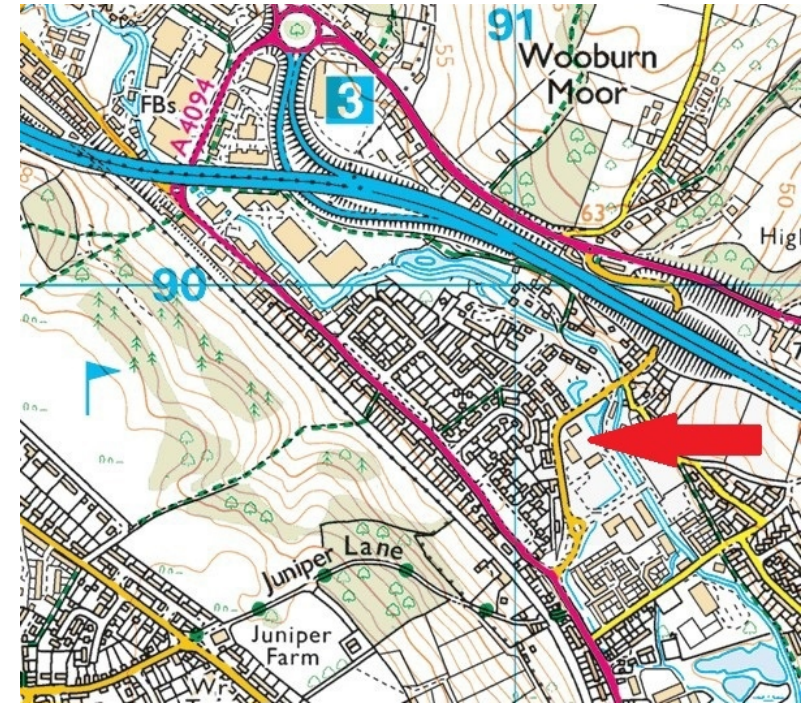
Please see separate schedule

## VAT

This property is subject to VAT.

## EPC

Upon application



## Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, [ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk) or Elliot Lusby-Park, 01442 220800, [elliot.lusby-park@argroup.co.uk](mailto:elliot.lusby-park@argroup.co.uk)

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### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

THE COURTYARD, RIVERSIDE WEST  
GLORY PARK ROAD,  
**AVAILABILITY LIST**  
WOOBURN GREEN HP10 0BG

Unit Number	Floor	Sq. ft.	Sq. m.	Rent exclusive p.a.	Car spaces	Rateable value
8	GF	1,781	165.4	£40,250	7	
	1 <sup>st</sup> & 2 <sup>nd</sup>	2,672	248.2	£60,250	11	
	<b>Total</b>	<b>4,453</b>	<b>413.7</b>	<b>£100,500</b>	<b>18</b>	
9	GF	1,041	96.7	£23,450	4	
	1 <sup>st</sup> & 2 <sup>nd</sup>	1,561	145.0	£35,250	6	
	<b>Total</b>	<b>2,602</b>	<b>241.7</b>	<b>£58,700</b>	<b>10</b>	
10	GF	1,283	119.1	£28,850	5	
	1 <sup>st</sup> & 2 <sup>nd</sup>	1,923	178.7	£43,250	8	
	<b>Total</b>	<b>3,206</b>	<b>297.8</b>	<b>£72,100</b>	<b>13</b>	
11	GF	1,300	120.8	£29,250	5	
	1 <sup>st</sup> & 2 <sup>nd</sup>	1,950	181.1	£43,875	8	
	<b>Total</b>	<b>3,250</b>	<b>301.9</b>	<b>£73,125</b>	<b>13</b>	

A service charge is payable for the estate maintenance costs. For the year 2023 this charge is £1.92 psf.  
In addition, if a unit is divided into floors, there will be an additional cost for common building costs and cleaning etc. An estimate of these costs is available upon application.  
VAT is payable in addition

All measurements are on an IPMS3 basis and are subject to contract.

CONTACT  
[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk) / [Elliot.lusby-park@argroup.co.uk](mailto:Elliot.lusby-park@argroup.co.uk)  
Tel 01442 220800