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PROPERTY PARTICULARS

Preliminary Particulars

Office Investment For Sale

**1 TWYFORD PLACE
LINCOLNS INN OFFICE VILLAGE
LINCOLN ROAD, HIGH WYCOMBE
BUCKS HP12 3RE**



4,711 Sq Ft (437.67 Sq M) Approximate Net Internal Area

LOCATION - Lincolns Inn Office Village is situated off Lincoln Road within Cressex Business Park, approximately 1.5 miles to the south west of the town centre. The surrounding area is made up of commercial and residential uses, and benefits from excellent connectivity, with Junction 4 of the M40 only 1 mile to the south. High Wycombe town centre boasts an array of retail and leisure facilities, including the Eden Shopping Centre.

The town's proximity to London, excellent communication links, strong educational facilities and attractive rural surroundings have made High Wycombe a very popular location for people to live and work.



DESCRIPTION - 1 Twyford Place is situated on Lincolns Inn Office Village and comprises an end terrace self contained office building arranged over ground and three upper floors.

Internally the property provides modern office accommodation, benefitting from raised floors, suspended ceilings, central heating, double glazing and good natural light.

There is a 3-storey car park, which together with the surface car parking providing the building with c18 x car spaces, at an excellent ratio of c.1:262sq ft.

- Multi-let High Wycombe Office Investment
- Potential for alternative uses (subject to planning)
- Additional buildings also available on-site
- Suit both owner occupiers and investors
- Central Cressex Business Park location
- Asset Management opportunities
- Low Capital Value £154 per sq.ft.

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor - Suite	1,185 sq.ft. (110.09 sq.m)
First Floor – Suite	1,236 sq.ft. (114.83 sq.m)
Second Floor – Suite	1,212 sq.ft. (112.60 sq.m)
Third Floor – Suite	1,078 sq.ft. (100.15 sq.m)

Total **4,711 sq.ft. (437.67 sq.m)**

TENANCIES

Ground & 1st floors let to Stayinfront (UK) Ltd on a 10-year lease to expire on 11th July 2027 at a current passing rent of £33,000 pa (tenant break 12th July 2024)

2nd Floor currently vacant - quoting £18,786 pa (or £15.50 per sq ft)

3rd Floor currently vacant - quoting £16,709 pa (or £15.50 per sq ft)

PRICE – £725,000 plus VAT.

RATES – To be confirmed.

LEGAL COSTS - Each party to be responsible for their own legal costs involved in the transaction.

ENERGY PERFORMANCE RATING – The EPC rating for this property is C.

VIEWING – Strictly by appointment with Joint Agents:

Duncan Bailey Kennedy
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