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PROPERTY PARTICULARS

Preliminary Particulars

Office Investment For Sale

**3-4 TWYFORD PLACE
LINCOLNS INN OFFICE VILLAGE
LINCOLN ROAD, HIGH WYCOMBE
BUCKS HP12 3RE**



7,203 Sq Ft (669.18 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 - 3-4 Twyford Place is situated on Lincolns Inn Office Village and comprises an end terrace self-contained office buildings 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 c25 x car spaces, at an excellent ratio of c.1:288sq 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 £152 per sq.ft.

ACCOMMODATION (Approximate Net Internal Area)

Name	Sq.Ft.	Sq.M	Rent	Availability
Ground Floor - Suite	1,789 sq.ft. (166.20 sq.m)		-	Let
First Floor – Suite	1,922 sq.ft. (178.56 sq.m)		-	Let
Second Floor – Suite	1,887 sq.ft. (175.31 sq.m)		-	Available
Third Floor – Suite	1,605 sq.ft. (149.11 sq.m)		-	Let
Total	7,203 sq.ft. (669.18 sq.m)			

TENANCIES - Ground floor let to Cleanevent Services Ltd on a 5-year lease to expire on 11th December 2024 at a current passing rent of £25,941 per annum.

1st & 3rd floors let to Technology Recycle Group Ltd on a 5-year lease to expire on 26th September 2026 at a current passing rent of £41,500 per annum (tenant break 27th September 2024).

2nd Floor currently vacant - quoting £29,250 per annum (or £15.50 per sq.ft.).

PRICE – £1,100,000 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 Sole Agents:

Duncan Bailey Kennedy
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