



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

**Second Floor Office
Within an Attractive Courtyard Development**

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



1,887 Sq Ft (175.31 Sq M) Approximate Net Internal Area

TO LET

LOCATION

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.



DESCRIPTION

Lincoln's Inn Office Village is an attractive courtyard development of 12 office buildings with very good mature landscaping.

The suite provides open plan office space with carpets, teapoint, central heating, door entry system, underfloor trunking and strip lighting. The male & female WC facilities are shared and located in the communal areas.

ACCOMMODATION (Approximate Net Internal Area)

Second Floor – 1,887 sq.ft. (175.31 sq.m)

AMENITIES

- Open Plan Office Suite
- Raised Floors
- Central Heating

TERMS – A new Full Repairing and Insuring lease is available for a term to be agreed by negotiation.

RENT – £15.50 per sq.ft. per annum exclusive. VAT is applicable.

Potentially Small Business Rates Relief may be applicable.

RATES – The Valuation Office website indicates a 2023 Rateable Value of £15,000 (Rates Payable £7,680 per annum). Rate in the £ for 2021/22 is 49.9 pence.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING – C - 55

VIEWING – Strictly by appointment with Sole Agents:

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