



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**Four-Storey Office / Business Unit
Within an Attractive Courtyard Development**

**2 BISHOPS COURT
LINCOLNS INN OFFICE VILLAGE
LINCOLN ROAD, HIGH WYCOMBE
BUCKS HP12 3RE**



3,606 Sq Ft (335 Sq M) Approximate Net Internal Area

TO LET / FOR SALE

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 building provides an attractive mixture of open plan and cellular office space situated over four floors, with access to the building via a door entry system or direct access to the ground floor suite via double doors.

AMENITIES

- Open Plan / Cellular Space
- Parking Spaces
- Raised Floors
- Central Heating
- Double doors for goods access

TERMS – A new Full Repairing and Insuring Lease for a term to be agreed.

RENT – £16 per sq.ft. per annum exclusive.

PRICE - £625,000 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: C - 59.

VIEWING – Strictly by appointment with the instructed Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay
Email: adriand@dbk.co.uk / elliottm@dbk.co.uk
Telephone: 01494 450951



Ref: JKH/1221