



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

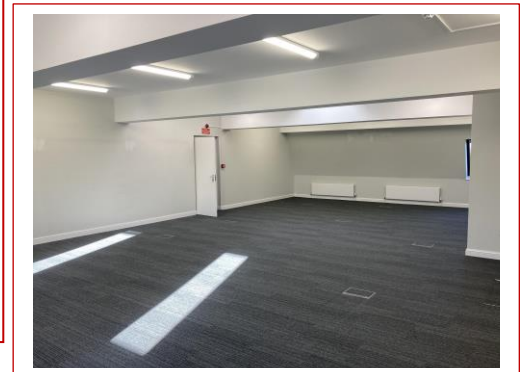
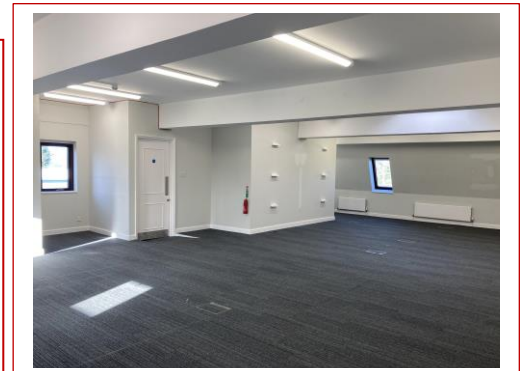
PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

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

**1 – 2 TWYFORD PLACE
LINCOLNS INN OFFICE VILLAGE
LINCOLN ROAD, HIGH WYCOMBE
BUCKS HP12 3RE**



2,156 Sq Ft (200.30 Sq M) Approximate Net Internal Area

TO LET

LOCATION

Lincoln's Inn Office Village is located on Cressex Business Park, High Wycombe's premier business location within one mile of Junction 4 of the M40 motorway, with excellent road communications available to other principal towns in the Greater Thames Valley region. High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and provides 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 modern office buildings, arranged around a spacious, landscaped central courtyard.

The suite is situated on the third floor and can be accessed from either 1 or 2 Twyford Place. The accommodation provides open plan offices with carpets, teapoint, central heating, velux windows, door entry system, underfloor trunking and strip lighting. The male and female WC facilities are shared and located in the communal areas.

ACCOMMODATION (Approximate Net Internal Area)

Third Floor – 2,156 sq.ft. (200.30 sq.m)

AMENITIES

- Open Plan Office Suite
- Carpets
- Teapoint
- Velux Windows
- Door Entry System
- Underfloor Trunking
- Strip Lighting
- Central Heating
- Shared Male and Female WC Facilities

TERMS – A new lease is available direct from the landlord on terms to be agreed.

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

RATES – The Valuation Office website indicates a 2023 Rateable Value of £7,000 (Rates Payable £3,584 per annum). Rate in the £ for 2021/22 is 49.9 pence. Potentially Small Business Rates Relief may be applicable.

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:

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

Chandler Garvey
Marcus Smith
01494 796055 / 07471 996320

