

TO LET

TWO STOREY OFFICES IN COURTYARD DEVELOPMENT



3 Manor Courtyard

Hughenden
High Wycombe
HP13 5RE

**1,820 Sq Ft (169 Sq M)
Offices**

- Centrally located with good access to local amenities.
- Car parking available
- Air conditioning
- Central heating
- Underfloor data and power
- Self contained facilities with kitchen and WC's
- Currently laid out into partitioned office & meeting spaces

3 Manor Courtyard

Hughenden

High Wycombe, HP13 5RE

Rent: £25,000 Per Annum

EPC: TBC

Rateable Value: £21,000

Description

Manor Courtyard is located on Hughenden Avenue just off Hughenden Road, approximately a mile north of the Town Centre. Unit 3 is a two-storey brick built terraced building, forming part of the courtyard development.

The interior specification includes, suspended tile ceilings, fluorescent category II lighting, underfloor data and power, central heating and a kitchen.

Cassette air conditioning is installed on the first floor and a split mounted system is on the ground floor. A DDA compliant toilet is located on the ground floor and additional toilet on the first floor.

Externally there are 7 x car parking spaces for the whole building (3 or 4 per floor).

Accommodation

Net Internal Areas	Sq Ft	Sq M
Ground Floor	875	81
First Floor	945	88
Total	1,820	169

Location

Manor Courtyard is located on Hughenden Avenue just off Hughenden Road, approximately a mile north of the Town Centre. Hughenden Road is a main route leading from High Wycombe town centre towards the villages of the Chilterns. The area has seen significant improvement in recent years, with new residential development nearby and also the construction of a significant retirement village.

Tenure

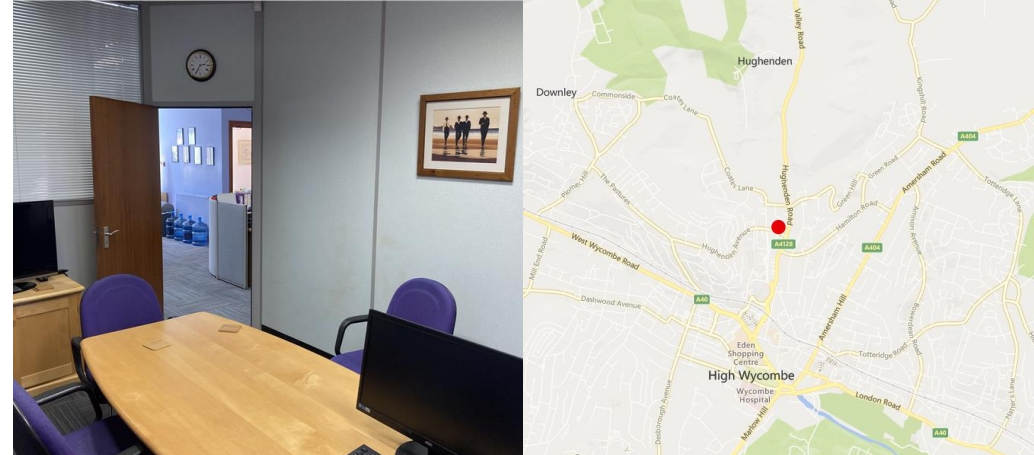
Leasehold

Legal Costs

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

Business Rates

£21,000



Contact

Viewing strictly by prior appointment: