

Glory Park

HIGH WYCOMBE, HP10 0DF

Building A2

HIGH QUALITY OFFICE SPACE ON THE THAMES VALLEY'S
MOST SUSTAINABLE BUSINESS PARK

FOR SALE / TO LET

Glory Park is the Thames Valley's most sustainable office park. All the buildings are designed to minimise their environmental impact during occupation, without compromising the quality of offices for the user. This is achieved through clever design to reduce solar gain and heat loss, resulting in lower energy consumption and lower utility bills for occupiers.





WYCOMBE RETAIL PARK

COSTA EXPRESS

TESCO SUPERSTORE

FLACKWELL HEATH GOLF CLUB

J3

M40

Building A2

FALCON PUB

LONDON (26 MILES) ↓

BOUNDARY ROAD

DAVID LLOYD



Building A2

Description

The building totalling 16,029 sq ft (NIA) was constructed in 2010 by BAM Properties. It is arranged over ground and two upper floors and has a net parking ratio of 1:296 sq ft with a total of 54 spaces. The specification is as follows:

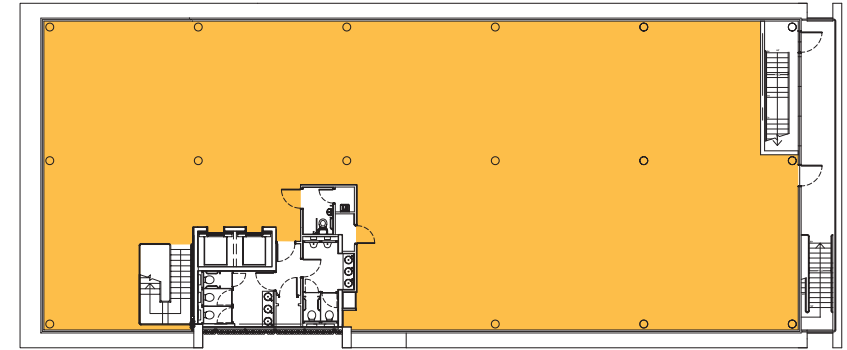
- Double height atrium
- Flexible floor plates allowing each floor to be split into two suites providing c.2,500 sq ft
- Full access raised floors (150mm)
- Suspended mineral fibre ceiling tiles with integral lighting
- Four pipe fan coil air conditioning
- Daylight sensing lighting
- One thirteen person passenger lift
- Male & female toilets and shower room
- EPC Rating D(99)
- BREEAM 'Excellent'



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) 2007 on a Net Internal basis (NIA). The property provides the following floor areas:

Floor	Area (Sq Ft)	Area (Sq M)
Second	5,354	497.4
First	4,978	462.5
Ground	4,992	463.8
Reception	705	65.5
Total	16,029	1,489.2



Indicative floor plan. Not to scale.



Location

Wooburn Green is a village on the outskirts of High Wycombe and Glory Park lies on a site which was formally the headquarters of the Wiggins Teape Paper Mill.

The site is within 0.5 of a mile of the centre of Wooburn Green and its associated amenities. The nearest mainline train stations are at Beaconsfield (3.5 miles) and High Wycombe (4.4 miles). There are also regular bus services which stop close to the Park entrance with a travel time to High Wycombe town centre of approximately 15 minutes.

Amenity

The local area benefits from a range of amenities including Tesco Express, David Lloyd, Perkys Coffee House, The Red Lion and Grays Inn.



Local Amenities

- 1 David Lloyd
- 2 The Falcon Pub
- 3 Perky's Coffee House
- 4 Red Lion Pub
- 5 Tesco Express
- 6 Grays Inn Pub
- 7 Costa Express
- 8 Sainsbury's Local
- 9 Costa Coffee
- 10 Tesco Superstore
- 11 Premier Inn
- 12 Wycombe Retail Park
- M&S Foodhall
- KFC
- Pizza Hut
- Wickes
- Argos
- Currys PC World
- Subway



Connectivity



1 MILE
TO JUNCTION 3
OF THE M40



9 MILES
TO JUNCTION 16
OF THE M25



16 MILES
TO HEATHROW
AIRPORT



30 MINS
LONDON
MARYLEBONE

Glory Park is located in Wooburn Green, close to Junction 3 of the M40 Motorway and on the edge of High Wycombe. The property lies approximately 26 miles northwest of central London, 6 miles north of Maidenhead and 9 miles from Junction 16 of the M25 London Orbital Motorway.

High Wycombe railway station is approximately 4 miles away with services to London Marylebone every 10 minutes at peak times. Heathrow airport is located within 13 miles to the south of the property, easily accessible via the motorway network.

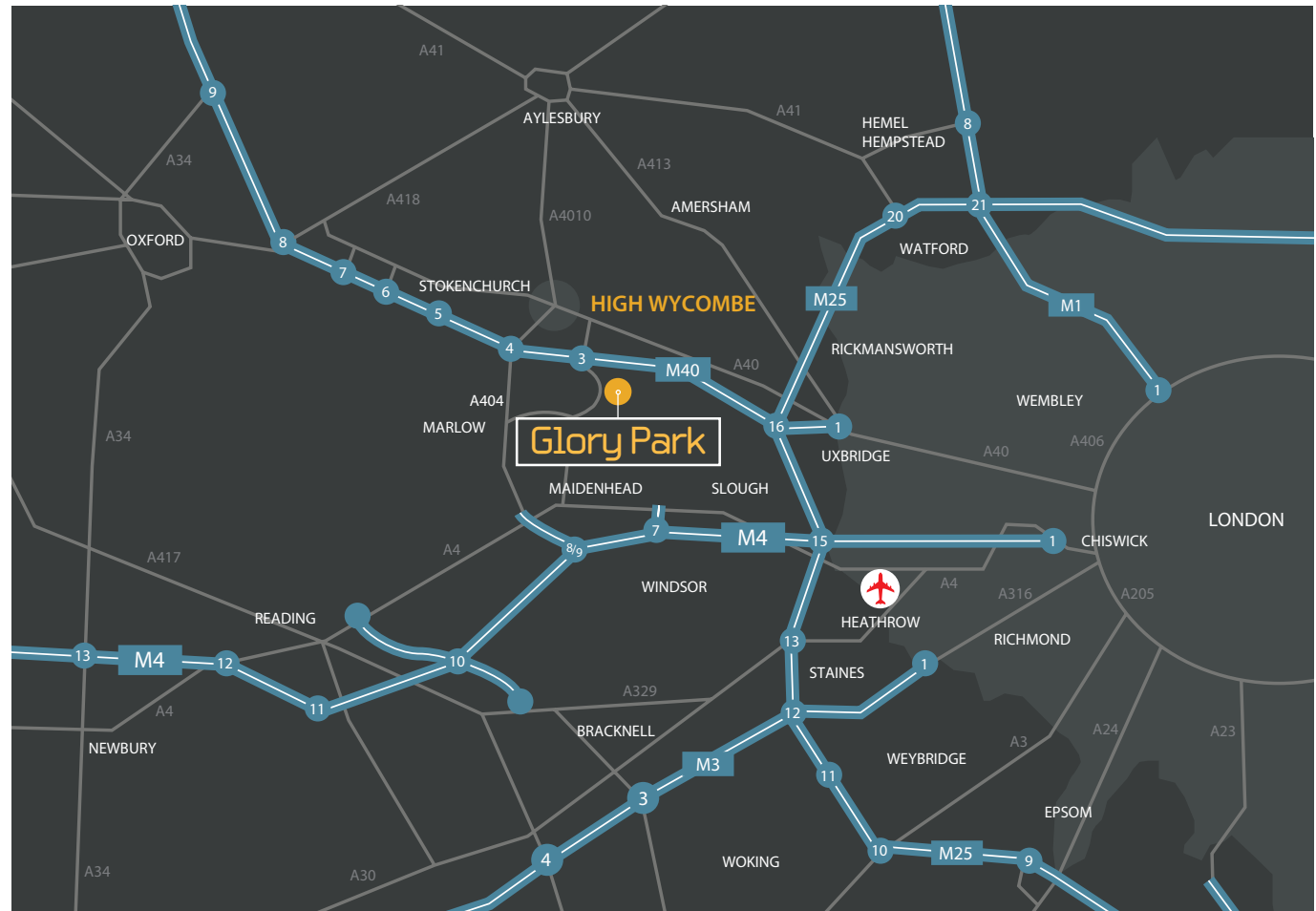
High Wycombe and the surrounding area has an abundance of highly skilled local labour and has attracted major multi-national occupiers including: Veolia Water, Beckman Coulter and Johnson & Johnson.

By Road (from Glory Park):

M40 J3	1 mile
High Wycombe	4 miles
Maidenhead	6 miles
M25 J16	9 miles
Central London	26 miles

By Rail (from High Wycombe):

Marylebone (London)	30 mins
Oxford	37 mins
Birmingham	75 mins



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Contact

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DTRE



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