



Commercial Property Consultants

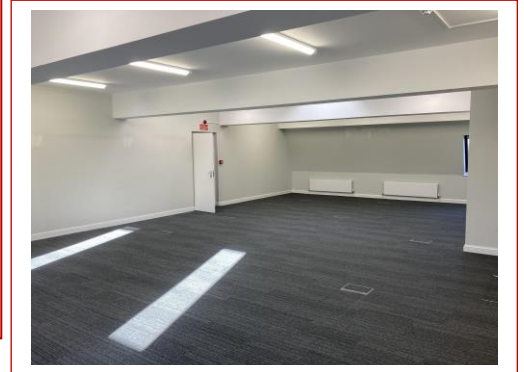
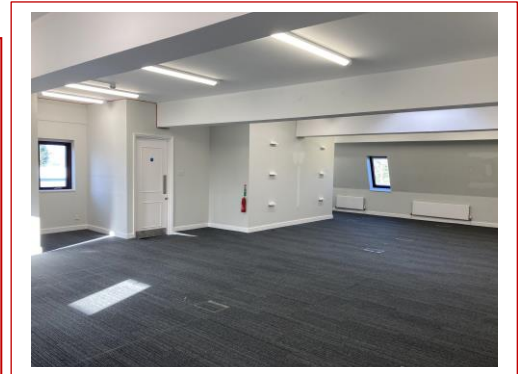
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PROPERTY PARTICULARS

Preliminary Particulars

Office Investment For Sale

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



4,696 Sq Ft (436.27 Sq M) Approximate Net Internal Area

LOCATION - Lincolns Inn Office Village is situated off Lincoln Road within Cressex Business Park, approximately 1.5 miles to the south west of the town centre. The surrounding area is made up of commercial and residential uses, and benefits from excellent connectivity, with Junction 4 of the M40 only 1 mile to the south. High Wycombe town centre boasts an array of retail and leisure facilities, including the Eden Shopping Centre.



The town's proximity to London, excellent communication links, strong educational facilities and attractive rural surroundings have made High Wycombe a very popular location for people to live and work.

DESCRIPTION - 2 Twyford Place is situated on Lincolns Inn Office Village and comprises a mid-terraced self-contained office building arranged over ground and three upper floors.

Internally the property provides modern office accommodation, benefitting from raised floors, suspended ceilings, central heating, double glazing and good natural light.

There is a 3-storey car park, which together with the surface car parking providing the building with c18 x car spaces, at an excellent ratio of c.1:261sq ft.

- Multi-let High Wycombe Office Investment
- Potential for alternative uses (subject to planning)
- Additional buildings also available on-site
- Suit both owner occupiers and investors
- Central Cressex Business Park location
- Asset Management opportunities
- Low Capital Value £154 per sq.ft.

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor - Suite	1,140 sq.ft. (105.91 sq.m)
First Floor – Suite	1,236 sq.ft. (114.83 sq.m)
Second Floor – Suite	1,242 sq.ft. (115.39 sq.m)
Third Floor – Suite	1,078 sq.ft. (100.15 sq.m)
Total	4,696 sq.ft. (436.28 sq.m)

TENANCIES - Ground floor let to Oxby & Parke Recruitment Ltd on a 5-year lease to expire on 31st December 2027 at a current passing rent of £16,531 per annum (mutual break on 3rd anniversary)
 1st floor vacant - currently quoting £19,158 per annum (or £15.50 per sq.ft.)
 2nd Floor let to Light Perceptions Ltd on a lease due to expire 30th April 2023 at a current passing rent of £17,388 per annum. Negotiations ongoing for a potential 6-month extension.
 3rd floor vacant - currently quoting £16,709 per annum (or £15.50 per sq.ft.)

PRICE – £725,000 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 – The EPC rating for this property is C.

VIEWING – Strictly by appointment with Joint Agents:

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