

FOR SALE WITH VACANT POSSESSION



IBSTONE ROAD, STOKENCHURCH, HP14 3FE

SELF CONTAINED MODERN OFFICE ACCOMMODATION ADJACENT TO THE M40 (J5)

AVAILABLE INDIVIDUALLY OR IN COMBINATION 2,650 SQ FT (246 SQ M), 5,238 SQ FT (487 SQ FT) OR 10,538 SQ FT (979 SQ M)



UNITS 1,2&3 STOKENCHURCH BUSINESS PARK

Stokenchurch Business Park is situated just to the

south of Junction 5 of the M40 providing excellent access to both High Wycombe and Oxford. The buildings provide an opportunity for an

owner-occupier or investor to reconfigure the accommodation to suit their own particular needs.

Currently the accommodation has been left with a range of open plan and cellular designed office spaces which benefit from excellent natural light, air conditioning, raised floors, carpeting, suspended ceilings and kitchenette.

Excellent parking is included with each building.















Accommodation (Net Internal Area)

The accommodation comprises of the following:

Unit 1	sq ft	sq m
Ground floor	2,619	243.3
First floor	2,619	243.3
Total	5,238	486.6
20 car spaces incl	. 1 disabled	

Unit 2	sq ft	sq m
Ground floor	1,325	123.1
First floor	1,325	123.1
Total	2,650	246.2
11 car spaces incl. 1 disabled		

 Unit 3
 sq ft
 sq m

 Ground floor
 1,324
 123.0

 First floor
 1,324
 123.0

 Total
 2,648
 246.0

11 car spaces incl. 1 disabled

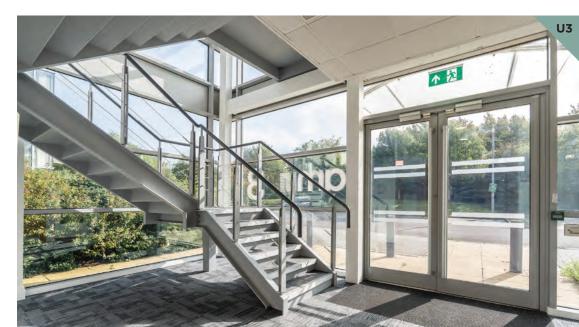
Amenities

- + Suitable for Owner Occupation & Investment
- + Self-Contained Buildings
- + Managed Estate
- + Excellent Parking
- + Immediate M40 access
- + Bright, Modern &
- Airy Accommodation













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Location

Stokenchurch is located at junction 5 of the M40 motorway. A variety of local shops, takeaways, hotel & public houses are available nearby and High Wycombe town centre is just 6 miles away via the M40 or A40.

Main line railway services are available from High Wycombe to London Marylebone (27 mins). Alternatively, main line services to Marylebone are available from Thame.



AYLESBURY HEMEL HEMPSTEAD A413 AMERSHAM OXFORD WATFORD STOKENCHURCH M25 HIGH WYCOMBE RICKMANSWORTH WEMBLEY MARLOW A34 HENI FY-ON- THAMES UXBRIDGE MAIDENHEAD SLOUGH CHISWICK LONDON A4 WINDSOR \bigcirc 4316 A205 READING HEATHROW RICHMOND STAINES A329 A23 BRACKNELL NEWBURY WEYBRIDGE EPSOM 12 A34 WOKING



EPC

Unit 1 B 36. Unit 2 B 32. Unit 3 B 30.

Terms

Freehold with full vacant possession.

Prices

Upon Application.

Viewing

By appointment through the joint sole agents.

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LEATHERHEAD