



## Unit 1 Stokenchurch Business Park

Ibstone Rd, STOKENCHURCH, HP14 3FE

### **SELF-CONTAINED HQ OFFICE BUILDING**

**5,238 sq ft**  
(486.63 sq m)

- Open Plan Accommodation
- Modern lighting & air-conditioning
- Raised Floors & Carpeting
- 20 x Car Parking Spaces (1:262sqft)
- Kitchenette
- DDA compliant with accessible lift to the 1st floor

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## Summary

<b>Available Size</b>	5,238 sq ft
<b>Price</b>	£1,050,000.00
<b>Rates Payable</b>	£36,864 per annum based on 2023 valuation
<b>Rateable Value</b>	£72,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£2 per sq ft
<b>EPC Rating</b>	B (36)

## Description

Unit 1 is one of eight office units situated in an attractive business park location. 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 building provides 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 throughout, suspended ceilings and kitchenette.

Good parking is included with the building.

## 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.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Office	2,619	243.31
1st - Office	2,619	243.31
<b>Total</b>	<b>5,238</b>	<b>486.62</b>

## Terms

Offered with full vacant possession on completion



## Viewing & Further Information



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