



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

Unit 1 Stokenchurch Business Park, Ibstone Rd, STOKENCHURCH, HP14 3FE

Summary

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

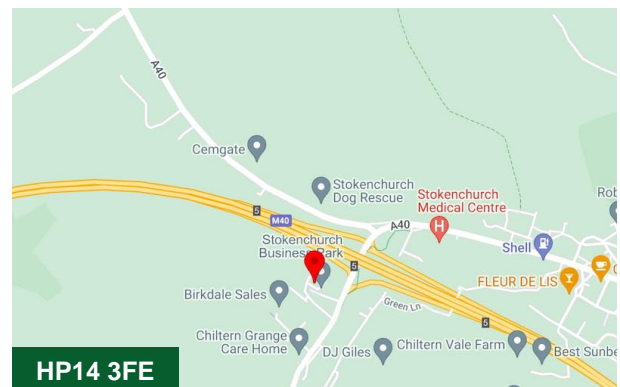
Accommodation

The accommodation comprises of the following

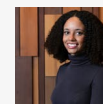
Name	sq ft	sq m
Ground - Office	2,619	243.31
1st - Office	2,619	243.31
Total	5,238	486.62

Terms

Offered with full vacant possession on completion



Viewing & Further Information



Neave DaSilva

01494 446612 | 07827 908926
nds@chandlergarvey.com



James Garvey

01494 446612 | 07471996320
jg@chandlergarvey.com

Willem Janssen (Colliers)

020 7487 1705 | 07793 683838
willem.janssen@colliers.com

Olivia Hughes (Colliers)

0773 282 3391
olivia.hughes@colliers.com