



**FOR SALE
WITH VACANT POSSESSION**



**UNITS 1,2&3
STOKENCHURCH
BUSINESS PARK**

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

Description

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



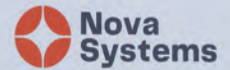
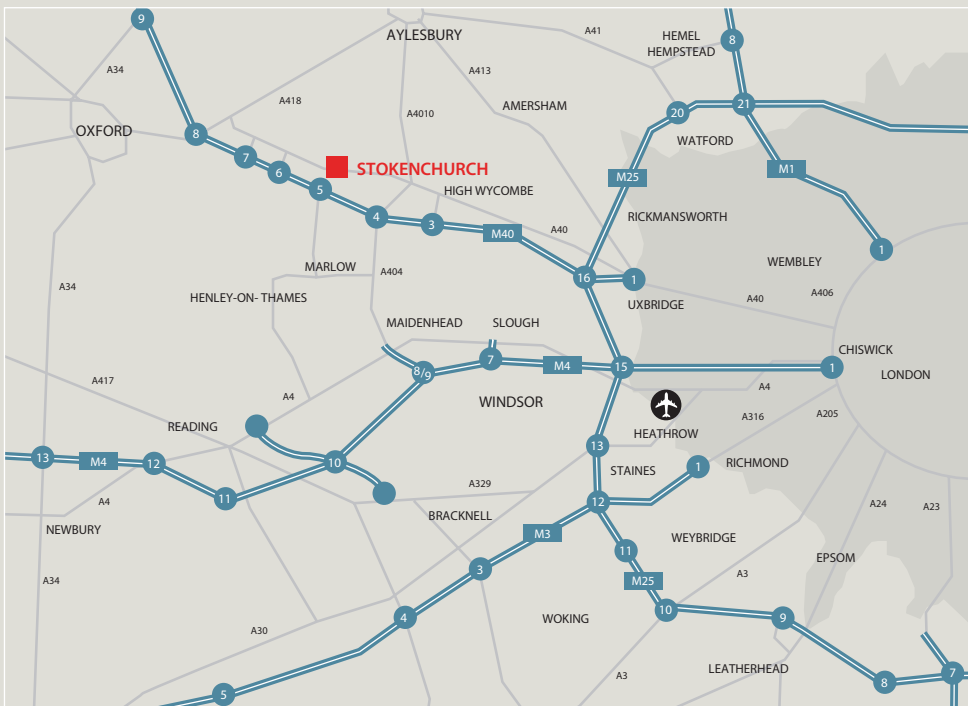
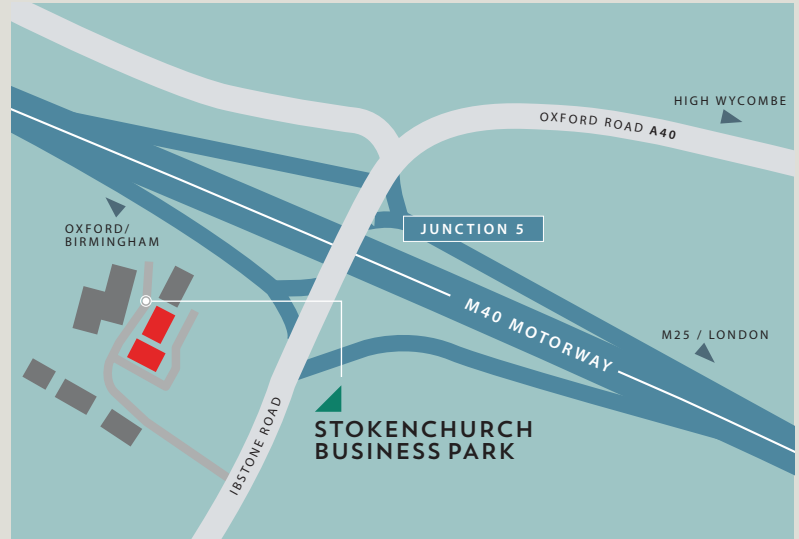
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Location

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.



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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