



## 8 Manor Courtyard

Hughenden Avenue, High Wycombe, HP13 5RE

### **SELF-CONTAINED OFFICES - TO LET**

**492 to 1,063 sq ft**  
(45.71 to 98.76 sq m)

- Self-contained 2-storey office building
- Carpeted office space
- Central heating
- Kitchenette with vinylay flooring
- WC facilities on each floor
- 5 Car Parking Spaces

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## Summary

<b>Available Size</b>	492 to 1,063 sq ft
<b>Rent</b>	£9,250 - £18,500 per annum Plus VAT, Business rates, service charge and utilities.
<b>Rateable Value</b>	£13,400 RV Ground Floor £6,200. First Floor £7,200. 2023
<b>VAT</b>	Applicable. VAT is payable on the rent and service charge.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Description

The property comprises a two-storey brick built office building under a pitched tiled roof. The building can be split on a floor by floor basis, with separate toilet facilities on each floor. The ground floor office is currently partitioned, but will be reinstated to open plan for a new tenant. The first floor offices will be partitioned as at present. The offices benefit from 5 car parking spaces and is nestled in the centrally located Manor Courtyard.

## Location

The property is situated within the popular Manor Courtyard development to the north of Hughenden Avenue, and approximately 200 yards west of the A4128 Hughenden Road, High Wycombe town centre is approximately ½ a mile to the south, providing a wide mix of amenities. High Wycombe mainline railway station is also within walking distance and provides access to Birmingham, Oxford and London Marylebone.

## Accommodation

The accommodation comprises the following areas:

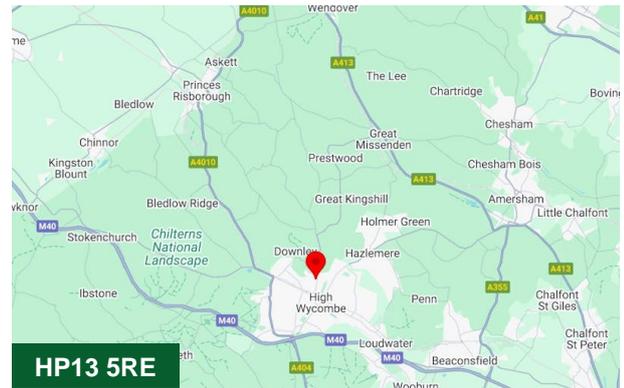
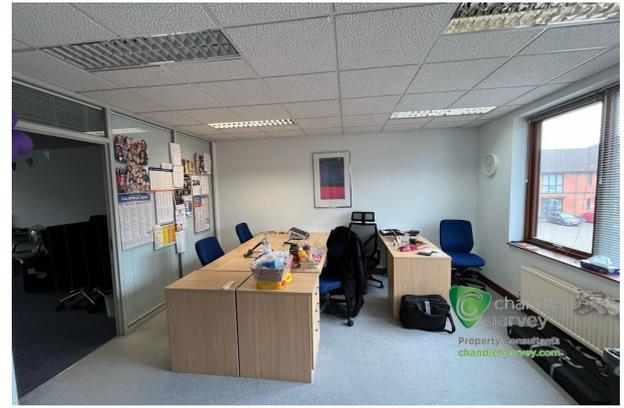
Name	sq ft	sq m	Availability
Ground	492	45.71	Available
1st	571	53.05	Available
<b>Total</b>	<b>1,063</b>	<b>98.76</b>	

## Terms

Available on a new Lease direct from the Landlord, on terms to be agreed.

## MONEY LAUNDERING AND IDENTITY CHECKS

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



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