



A courtyard development of refurbished Offices To Let. Each unit is self contained. Some benefit from unique upper mezzanine areas.

## The Courtyard

Glory Park, High Wycombe, HP10 0DG

Office

**TO LET**

**1,000 to 24,640 sq ft**

(92.90 to 2,289.13 sq m)

- Refurbished Offices
- Immediate Occupation
- Great parking ratio
- New Flexible Leases
- Clean open plan floors
- Unique mezzanine areas
- Close to M40

# The Courtyard, Glory Park, High Wycombe, HP10 0DG

## Summary

<b>Available Size</b>	1,000 to 24,640 sq ft
<b>Rent</b>	£22.50 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Estate Charge</b>	£1 per sq ft approx
<b>EPC Rating</b>	C

## Description

A waterside development of 11 self contained, 3 storey buildings, each unit has VRV4 air conditioning with a fresh air circulation system, raised floors, suspended ceilings with LED lighting, passenger lift, shower and WC facilities and parking at a ratio of 1 space per 250 sq.ft. The units can be taken separately or combined.

## Location

The Courtyard, Glory Park is a high-quality Business Park set in landscaped grounds, less than a mile from Junction 3 of the M40. Wooburn Green is close-by providing a number of local amenities to include a Tesco superstore, David Lloyd Sports Club and a Premier Inn Hotel. Beaconsfield Rail Station is less than 10 minutes drive. Bourne End Station less than 5 minutes giving access to the Elizabeth line.

## Accommodation

Name	sq ft	sq m	EPC
Unit - 1/2	7,629	708.76	C (60)
Unit - 4 - First & Second Floor	3,500	325.16	C (57)
Unit - 8	4,453	413.70	C (73)
Unit - 9	2,602	241.73	C (65)
Unit - 10	3,206	297.85	C (60)
Unit - 11	3,250	301.93	C (75)
<b>Total</b>	<b>24,640</b>	<b>2,289.13</b>	

## Viewings

By prior arrangement with the joint sole agents Aitchison Raffety or Page Hardy Harris.

## Terms

Available on new FRI leases, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Costs

Each party will be responsible for paying their own Legal Fees.

## VAT

All figures are quoted exclusive of VAT, which we understand will be chargeable.



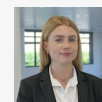
## Viewing & Further Information



### Mark Harris

01628 367439 | 07598450586

mark@pagehardyharris.co.uk



### Sophie Holmes

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk

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