



8 Manor Courtyard, Hughenden Avenue, High Wycombe, HP13 5RE

To Let | 1,063 sq ft

SELF-CONTAINED OFFICES - TO LET



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Summary

- Service charge: To be confirmed
- Size: 1,063 sq ft
- Rent: £18,500 per annum Plus VAT, Business rates, service charge and utilities.
- Rates payable: RV Ground Floor £6,300. First Floor £7,200. 2023
- Rateable value: £13,500
- EPC: C (70)

Further information

- [View details on our website](#)
- [Microsite](#)

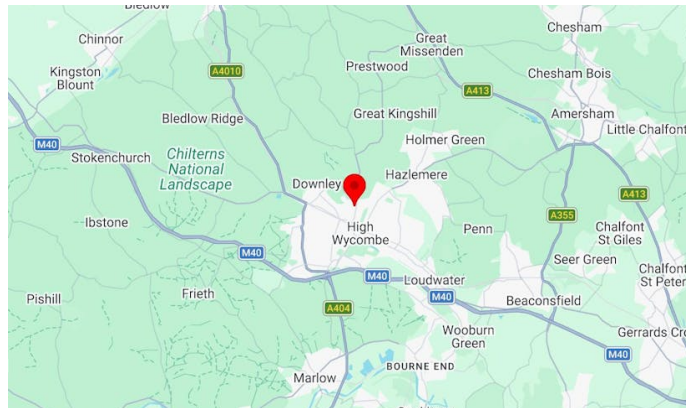
Viewings and Further Information



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Specification

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

Description

The property comprises a two-storey brick built office building under a pitched tiled roof. The ground floor office is currently an open plan layout. 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.



Terms

Sub-lease until 2030 or a potential 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.

VAT

Applicable. VAT is payable on the rent and service charge.

Legal fees

Each party to bear their own costs

