



2 Twyford Place

Lincolns Inn, High Wycombe, HP12 3RE

Office / Development Investment For Sale

4,696 sq ft
(436.27 sq m)

- Potential for alternative uses (STP)
- Additional Buildings also available onsite
- Suit both owner occupiers and investors
- Central Cressex Business Park location
- Asset Management Opportunities
- Low Capital Value £154 per sq ft

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Summary

Available Size	4,696 sq ft
Price	£725,000
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

2 Twyford Place is situated on Lincolns Inn Office Village and comprises a mid-terraced self contained office building arranged over ground and three upper floors.

Internally the property provides modern office accommodation, benefitting from raised floors, suspended ceilings, central heating, double glazing and good natural light.

There is a 3-storey car park, which together with the surface car parking providing the building with c18 x car spaces, at an excellent ratio of c.1:261sq ft.

Location

Lincolns Inn Office Village is situated off Lincoln Road within Cressex Business Park, approximately 1.5 miles to the south west of the town centre. The surrounding area is made up of commercial and residential uses, and benefits from excellent connectivity, with Junction 4 of the M40 only 1 mile to the south. High Wycombe town centre boasts an array of retail and leisure facilities, including the Eden Shopping Centre.

The town's proximity to London, excellent communication links, strong educational facilities and attractive rural surroundings have made High Wycombe a very popular location for people to live and work.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Suite	1,140	105.91
1st - Suite	1,236	114.83
2nd - Suite	1,242	115.39
3rd - Suite	1,078	100.15
Total	4,696	436.28

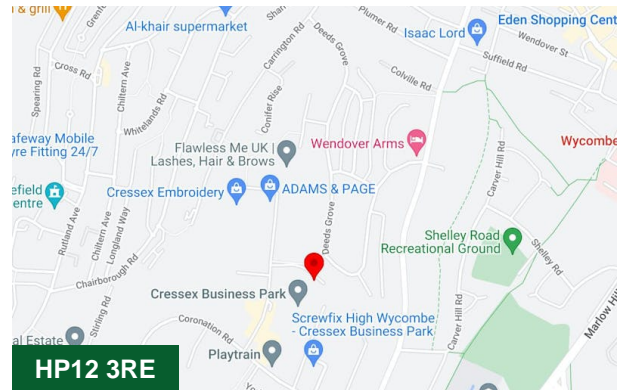
Tenancies

Ground floor let to Oxby & Parke Recruitment Ltd on a 5 year lease to expire on 9th July 2027 at a current passing rent of £16,531 pa (mutual break 9th July 2025)

1st floor let to Rockstar Property Holdings Ltd on a new lease to expire on 9th July 2027 at a headline rent of £17,922 pa (mutual break 9th July 2025)

2nd Floor vacant - quoting £19,158 pa (or £15.50psf)

3rd floor vacant - quoting £16,709 pa (or £15.50psf)



Viewing & Further Information



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