



**Commercial Property Consultants**

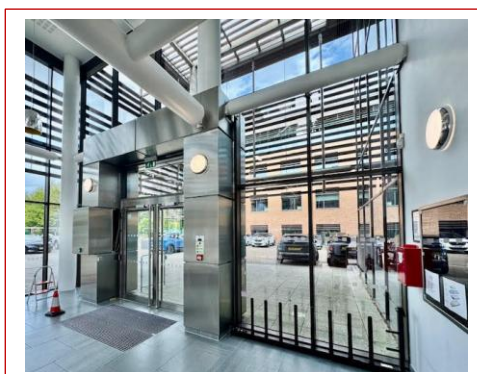
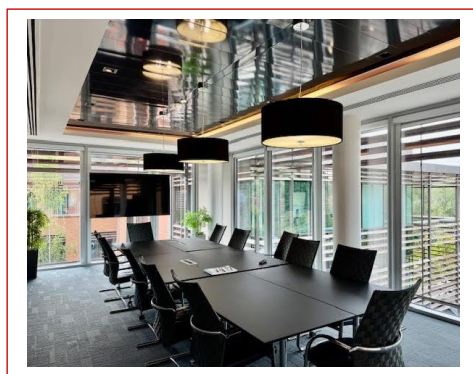
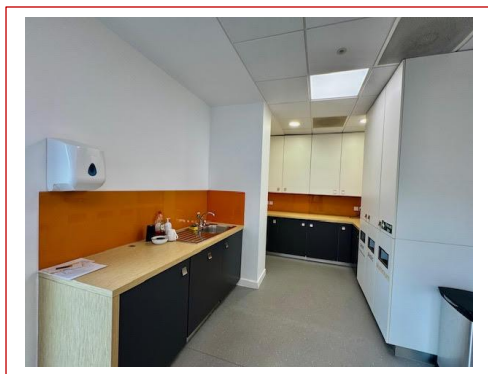
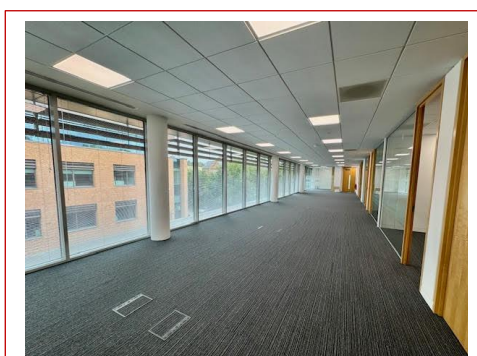
Offices at High Wycombe and Marlow  
For details of all available properties visit our website

**PROPERTY PARTICULARS**

*Preliminary Particulars*

**High Quality Fitted Out Offices  
Must Be Viewed to Be Appreciated!**

**Building A2, Glory Park  
Glory Park Avenue, Wooburn Green,  
Bucks HP10 0DF**



**From 5,000 sq.ft. (464.5 sq.m) – 5,440 sq.ft. (505.3 sq.m)  
Approximate Net Internal Area**

**TO LET**

## LOCATION

Glory Park offers a prime Thames Valley office location with superb connections to the road network and the nearby towns of Marlow, Beaconsfield, Maidenhead, Slough, High Wycombe and Amersham.

The M40, M25, A404 and M4 are all close-by. Junction 3 of the M40 is less than one mile away, while Junction 16 of the M25 is within 9.5 miles. Heathrow Airport is 18 miles away.

The nearest mainline stations are Beaconsfield (3 miles away) and High Wycombe (4.4 miles away), with services north to Birmingham and east to London Marylebone (the fast service taking just 29 minutes).

## DESCRIPTION

The available space is situated on the second floor of Building A2 and benefits from a high quality existing fitout, providing a combination of offices, meeting rooms, open plan accommodation and storage.

## ACCOMMODATION (approximate Net Internal Areas)

Second Floor - 5,000 sq.ft.  
Boardroom - 440 sq.ft. (Additional optional space)

**Total - 5,440 sq.ft. (505.3 sq.m)**

## SPECIFICATION

- 18 Car parking spaces (Ratio 1:278 sq.ft.)
- Four pipe fan coil air conditioning
- Full access raised floors
- Terrace
- Intelligent lighting with motion and daylight sensing
- Dedicated car and cycle park
- Fully DDA compliant

## TERMS

Available on a new full repairing and insuring lease, to be granted for a term to be agreed.

## RENT

On application. The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

## BUSINESS RATES

Rateable Value: To be confirmed.

## LEGAL COSTS

Each party to bear their own legal costs.

**ENERGY PERFORMANCE RATING: D - 99.**

**VIEWING** - Strictly by appointment through Sole Agents:

**Duncan Bailey Kennedy**  
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