



3-4 Twyford Place

Lincolns Inn, High Wycombe, HP12 3RE

Office Investment For Sale

7,203 sq ft
(669.18 sq m)

- Multi-let High Wycombe Office Investment
- 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 £152 per sq ft

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Summary

Available Size	7,203 sq ft
Price	£1,100,000
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

3-4 Twyford Place is situated on Lincolns Inn Office Village and comprises an end terrace self contained office buildings 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 c25 x car spaces, at an excellent ratio of c.1:288sq 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.

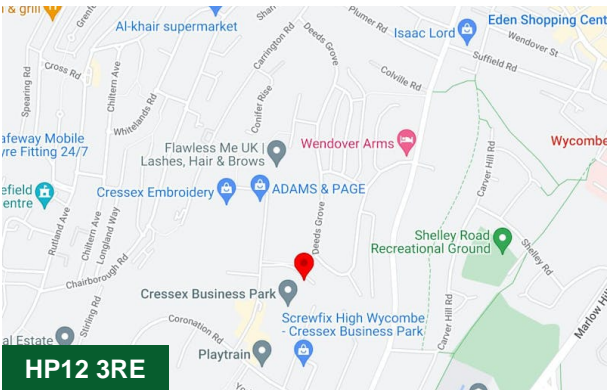
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	1,789	166.20	-	Let
1st	1,922	178.56	-	Let
2nd	1,887	175.31	-	Available
3rd	1,605	149.11	-	Let
Total	7,203	669.18		

Tenancies

Ground floor let to Cleanevent Services Ltd on a 5 year lease to expire on 11th December 2024 at a current passing rent of £25,941 pa
1st & 3rd floors let to Technology Recycle Group Ltd on a 5 year lease to expire on 26th September 2026 at a current passing rent of £41,500 pa (tenant break 27th September 2024)
2nd Floor currently vacant - quoting £29,250 pa (or £15.50 per sq ft)



Viewing & Further Information



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