



Manor Farm Barns, Hughenden Manor Estate, Coates Lane, High Wycombe, HP13

5UX

To Let | 1,307 to 1,724 sq ft

Converted Barns To Let in Rural Location



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TO LET

Summary

- Service charge: £5 per sq ft Specific figure for each building to be confirmed
- Size: 1,307 to 1,724 sq ft
- Rent: £20 per sq ft
- Rates payable: Business Rates to be assessed
- EPC: A (15)

Further information

- [View details on our website](#)

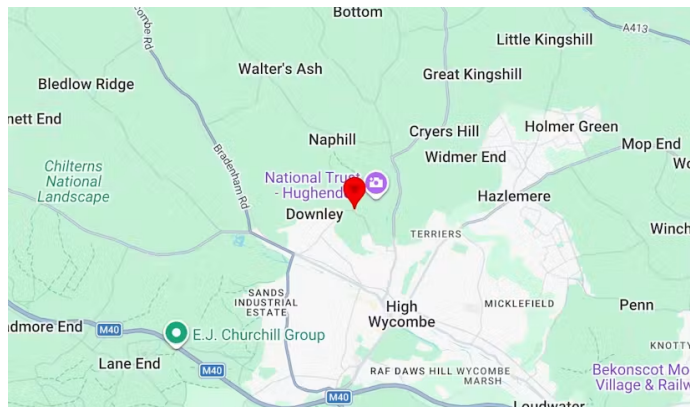
Viewings and Further Information



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Description

The Cow Shed and the Threshing Barn are now let with only The Old Dairy and Orchard Barn available to let. The property comprises a courtyard of four Grade II Listed traditional farm buildings which have been comprehensively

refurbished to provide high quality office accommodation. Each barn is self-contained and has its own unique features and

design. The barns are surrounded by rolling countryside, with far reaching views and over to Hughenden Manor.

The barns are approached by a sweeping drive way, past Manor Farm Cottages at the entrance and through the orchard to the car park which affords 26 car parking spaces, 1 motorcycle space and 2 electric vehicle charging points.

There is an additional DDA compliant WC and a shower available for use by all tenants plus a covered cycle store, bin store and plant room.

All workspaces benefit from air source heating, LED lighting and natural light through floor to ceiling glazing. High speed broadband has also been installed.

Externally, the courtyard has been re-surfaced to provide suitable disabled ramp access and an attractive place for tenants to collaborate or relax. There is also an orchard



Location

Manor Farm Barns are situated on Coates Lane on the Northern edge of High Wycombe, between High Wycombe and Downley. The site is approximately 1.6 miles from High Wycombe train station and approximately 3.1 miles from J4 M40 as well as being accessible from the A4010 and villages surrounding the north of High Wycombe. The property is situated on the edge of the well known Hughenden Manor Estate with rural views and walks from the property.

Specification

- Sensitively refurbished barns on National Trust Estate
- Air Source Heating
- EV Charging point and car parking
- Fantastic rural views
- Traditional features including beams and exposed roof trusses
- Cycle storage
- DDA compliant access
- WCs and showers
- Nw full fibre broadband connection

VAT

Applicable

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - The Old Dairy	1,307	121.42	Available
Unit - Orchard Barn	1,724	160.16	Available
Unit - The Threshing Barn	1,762.10	163.70	Let
Total	4,793.10	445.28	

Floor plans















