



**AITCHISON  
RAFFETY**



- Attractive riverside setting.
- New VRV air conditioning system.
- LED lighting throughout.
- Passenger lift.
- High quality powder coated double glazed windows.
- 31 car parking spaces.
- Close to M40.
- Ready for immediate occupation.

Connor Harrington  
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01494 480 870

Building 1/2, The Courtyard, Riverside West, Wooburn Green, Bucks, HP10 0DG

Offices available as a whole or floor-by-floor basis [what3words.com/tools.ever.dent](https://what3words.com/tools.ever.dent)

Approx. 7,629 Sq Ft (708.73 Sq M)

**To Let**



# Building 1/2, The Courtyard, Riverside West, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0DG



## Description

The Courtyard is a development comprising of 11 self contained, 3 storey office buildings arranged around in a secure landscaped setting.

Building 1/2 benefits from a passenger lift, VRV4 air conditioning with a fresh air circulation system, raised floors, suspended ceilings with LED lighting, 31 car parking spaces, a shower and a disabled person WC.

Occupiers on site include Fuse Health Beaconsfield (Gym), Sidney Cubbage (Heating and Ventilation), Dream Lease (Car Hire) and Visio Health (Eye Care Specialists) . The site offers flexible accommodation that would suit office, leisure or other uses.

## Location

The Courtyard is on Riverside West, a road off Glory Park Avenue, in turn off the A4094. Glory Park Avenue has a number of office buildings providing high quality out of town space.

There are a range of facilities available nearby including a David Lloyd Health Club, creche, restaurants, hotels and Tesco superstore within 1.3 miles. The Courtyard is ideally located between Beaconsfield (Under two miles away) and High Wycombe (approx three miles away).

## Floor Area

Ground Floor	2,614 Sq Ft	242.84 Sq M
1st Floor	2,496 Sq Ft	231.88 Sq M
2nd Floor	2,519 Sq Ft	234.02 Sq M
<b>Total</b>	<b>7,629 Sq Ft</b>	<b>708.73 Sq M</b>

## Rent

**£22.50 per sq ft + VAT**

## Terms

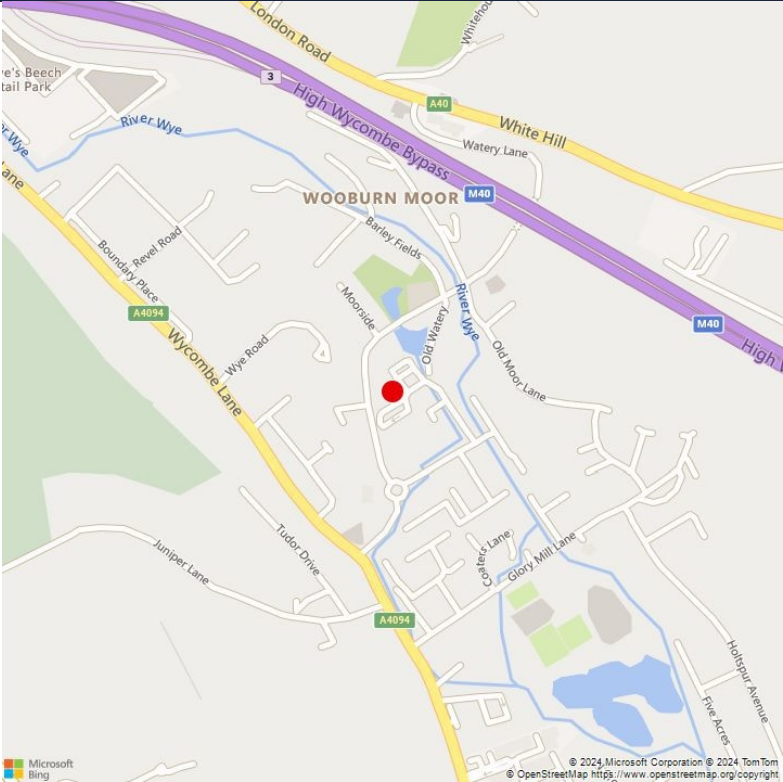
New lease available for a term from 5 years subject to regular rent reviews to be excluded from the security of tenure of the Landlord & Tenant Act 1954

## Service Charge

A service charge is payable for the estate maintenance costs. For the year 2023 this charge was £1.92 psf. In addition, if a unit is divided into floors, there will be an additional cost for common building costs, cleaning, ect. VAT is payable in addition.

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

Strictly by appointment via the joint sole agents Aitchison Raffety, Connor Harrington, 01494 480 870, [connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk) or Page Hardy Harris, Mark Harris, 01628 367 439.

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[www.argroup.co.uk](http://www.argroup.co.uk)



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