



**Commercial Property Consultants**

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PROPERTY PARTICULARS

**Confidentially Available**

**DETACHED TWO-STOREY MODERN OFFICE BUILDING  
PLUS 18 ON-SITE CAR PARKING SPACES  
LOCATED LESS THAN ½ MILE FROM JUNCTION 5 OF THE M40**

**8 Stokenchurch Business Park  
Ibstone Road, Stokenchurch  
Bucks HP14 3FE**



**2,109 - 4,145 Sq Ft (385 Sq M) Approx. Net Internal Area**

**FREEHOLD FOR SALE OR MAY LET**

**LOCATION** - Stokenchurch is located at Junction 5 of the M40 motorway. A variety of local shops, takeaway, hotel and public houses are available close by. High Wycombe is 6 miles away on the M40 and A40.

Mainline railway services are available from High Wycombe to London Marylebone (27 minutes). Alternatively, mainline services are also available from Thame and Princes Risborough.

**DESCRIPTION** - Stokenchurch Business Park comprises a modern development of 8 x two-storey self-contained office buildings. Situated to the left-hand side on the entrance road into the Park, comprising a two-storey detached brick built building. The accommodation provides an attractive mixture of open plan and cellular styled offices.

**ACCOMMODATION** (Approximate Net Internal Area)

|                |                                |
|----------------|--------------------------------|
| Ground Floor – | 2,109 sq.ft.                   |
| First Floor -  | 2,036 sq.ft.                   |
| <b>TOTAL -</b> | <b>4,145 sq.ft. (385 sq.m)</b> |

**AMENITIES**

- Attractive modern Offices
- Air Conditioning
- Suspended Ceilings with LED / CAT II Lighting
- Raised Floor
- Reception
- Kitchen and WC facilities
- Mixture of Open Plan and Cellular Offices
- 18 On Site Car Parking Spaces
- Excellent Motorway Accessibility
- DDA Lift

**TERMS** - The Freehold interest of the property is available.

**PRICE** - £1.075 million, plus VAT.

Alternatively, the ground floor offices may be available to let, terms upon request.

**RATES** – The Valuation Office website indicates the following 2017 Rateable Values:

|                |         |
|----------------|---------|
| Ground Floor - | £31,750 |
| First Floor -  | £31,500 |

Rate in £ for 2019/20 is 49.1 pence.

**LEGAL COSTS** – Each party to bear their own legal costs involved.

**ENERGY PERFORMANCE RATING** – To be confirmed.

**VIEWING** – Strictly by appointment with Sole Agents:

**Duncan Bailey Kennedy**  
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Ref: AC11999/0220

