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LETTINGS REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALES

Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

FREEHOLD OFFICE FOR SALE OR TO LET

Together with up to 15 on-site Car Spaces



Approx 3,626 sq. ft. (336.9 sq.m.)

**Saxon Court
Grymsdyke Farm
Main Road
Lacey Green HP27 0RB**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Grymsdyke Farm is located in Lacey Green, just off Main Road/New Road. The village of Lacey Green lies among the top of the ridge in the Chiltern Hills about 40 miles northwest of London, just off the main Princes Risborough to High Wycombe road.

The area’s major claim to fame is probably the windmill on the edge of the village. However, through the surrounding hills, valleys and woods, there are many miles of paths and bridleways, all within Areas of Outstanding Natural Beauty and within the Metropolitan Green Belt.

Access to London (Marylebone) and Birmingham (Snow Hill) is available via the Chiltern Railway stationed nearby at High Wycombe, Princes Risborough and Saunderton. Junction 6 of the M40 motorway is available at Lewknor, some 10-15 minutes from Lacey Green. Alternatively, junctions 4 & 5 are available at High Wycombe at Stokenchurch respectively.

DESCRIPTION

Saxon Court is a former Milking Parlour/Craft Centre is basically of brick-built construction with a pitched modern corrugated metal insulated roof. The property provides very good quality office accommodation and benefits from the following amenities: -

- Up to 15 on site car parking spaces
- Fully carpeted
- Double glazed aluminium windows
- Great natural lighting
- Velux windows within the roof pitch
- Spot light, uplighters and downlighters
- Trunking
- Gas fired central heating
- Reception area
- Kitchen facilities
- 2 x WCs
- Broadband capability

ACCOMMODATION

Reception area including office and filing room	360 sq. ft.
Main office area	1,936 sq. ft.
Store room/office	60 sq. ft.
Fitted kitchen	128 sq. ft.
Further office/games room	1,142 sq. ft.
Total	3,626 sq. ft. (336.9 m²)

TERMS

Offers are sought in the region of £795,000 for the Freehold interest plus VAT, if applicable.

RENT

£54,000 per annum exclusive plus VAT, if applicable.

RATES

The Valuation Office website indicates a 2017 rateable value of £25,000. The rate in the pound for 2018/19 is 49.1 pence.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

D-93

VIEWING - Strictly by appointment with Sole Agents: -

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