

**Lot 12, 17 Manor Courtyard, Hughenden Avenue, High Wycombe,
Buckinghamshire HP13 5RE**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Modern Office Investment

- On Behalf of Receivers
- Entirely Let to Arthur J Gallagher UK Limited until 2026 (No Breaks)
- Modern 2 Storey Office Building
- Approximately 188.01 sq m (2,204 sq ft)
- Includes 9 Car Parking Spaces
- Located on Established Business Park in Centre of High Wycombe

Lot

12

Auction

31/Mar/2022

Rent

£28,836 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of Receivers

Location

Miles

10 miles west of Beaconsfield, 13 miles north-east of Henley-on-Thames, 28 miles south-west of Hemel Hempstead

Roads

A40, A404, M40, M4, M25

Rail

High Wycombe Mainline Railway Station

Air

London Heathrow Airport, London Gatwick Airport, London Luton Airport

Situation

The property is situated within Manor Courtyard, a modern pavilion office park comprising 20 office buildings in 3 x two storey terrace's. Each building has designated car parking. Manor Courtyard is accessed off the north side of Hughenden Avenue which runs off the west side of Hughenden Road (A4128) approximately half a mile north of High Wycombe town centre.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a mid terrace building with office accommodation on the ground and first floors. The property benefits from having 9 designated car parking spaces.

VAT

VAT is applicable to this lot.

Note

Unit 16 Manor Courtyard is also being offered for sale separately as Lot 23. This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Completion Period

Six week completion

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Tenancy & Accommodation

| Floor | Use | Floor Areas (Approx) | Floor Areas (Approx sq ft) | Tenant | Term | Rent p.a.x. | Reversion |
|---|------------------|--------------------------|------------------------------|---|--------------------------|----------------|------------|
| Ground First | Office Office | 90.20 sq m 97.90 sq m | (970 sq ft) (1,053 sq ft) | ARTHUR J GALLAGHER (UK) Limited (CRN 01193013) (1) | 10 years from 21/06/2016 | £28,836 | 20/06/2026 |
| Total Approximate Floor Area | | 188.10 sq m | (2,024 sq ft) (2) | | | £28,836 | |

(1) For the year ending 31/12/2020 Arthur J Gallagher UK Limited reported a Turnover of £221,739,000, a Pre-Tax Profit of £99,681,000 and a Net Worth of £268,314,000 (NorthRow 06/03/2022) and was incorporated in 1974.

(2) The floor areas stated above are those published by the Valuation Office Agency. (www.voa.gov.uk)

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September 2020