

Lot 23, 16 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For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)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
- Modern 2 Storey Office Building
- Approximately 274.89 sq m (2,957 sq ft)
- Includes 10 Car Parking Spaces
- Located on Established Business Park in Centre of High Wycombe

Lot 23
Auction 31/Mar/2022

Rent £31,160 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 D.

Description

The property comprises a mid terrace building with office accommodation on the ground and first floors. The property benefits from having 10 designated car parking spaces.

Note

Unit 17 Manor Courtyard is also being offered for sale separately as Lot 12. 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 sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	133.59 sq m	(1,437 sq ft)	THE FINANCIAL MANAGEMENT CENTRE UK LIMITED (CRN 06304852) (1)	6 years from June 2014 (3)	£14,440	Holding Over
First	Office	141.30 sq m	(1,520 sq ft)	LEASEHOLD MANAGEMENT SERVICES LIMITED (CRN 03848366) (2)	5 years from 28/07/2020 (3)	£16,720	27/07/2025
Total Approximate Floor Area		274.89 sq m	(2,957 sq ft) (4)			£31,160	

(1) The Financial Management Centre UK Limited provide accountancy and bookkeeping services and were incorporated in 2007. (<https://www.tfmcentre.co.uk/>)

(2) Leasehold Management Services Limited is a property management company established in 1999 (<https://www.lmsflats.co.uk/>)

(3) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

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

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September 2020