

Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)

Property Information

Freehold Office Opportunity

- Modern Two Storey Office Building
- Approx. 245.76 sq. m. (2,645 sq. ft.)
- Established Business Park Location adjacent to M40 (J5)
- 11 car parking spaces
- Active Management Opportunity of interest to owner occupiers and investors

Lot

49

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

7 miles west of High Wycombe, 14 miles north of Reading, 15 miles east of Oxford, 36 miles north west of London

Roads

M40, A40,

Rail

High Wycombe, Saunderton, Chinnor and Princes Risborough Railway Stations

Air

London Heathrow Airport

Situation

The property is situated within the well established Stokenchurch Business Park, immediately adjacent to the M40 (J5), providing excellent access to both High Wycombe and Oxford. Occupiers within the park include Regus, Aitchison Rafferty, Temple End Vets, Nova Systems and Imphamation.

Tenure

Freehold.

Description

The property comprises a modern two storey office building, benefitting from 11 car parking spaces.

Unit 1 Stokenchurch Business Park is also being offered for sale separately as Lot 48.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	122.88 122.88	(1,322) (1,322)	VACANT POSSESSION
Total		245.76	(2,645) (1)	

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

Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



**Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch,
Buckinghamshire HP14 3FE**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



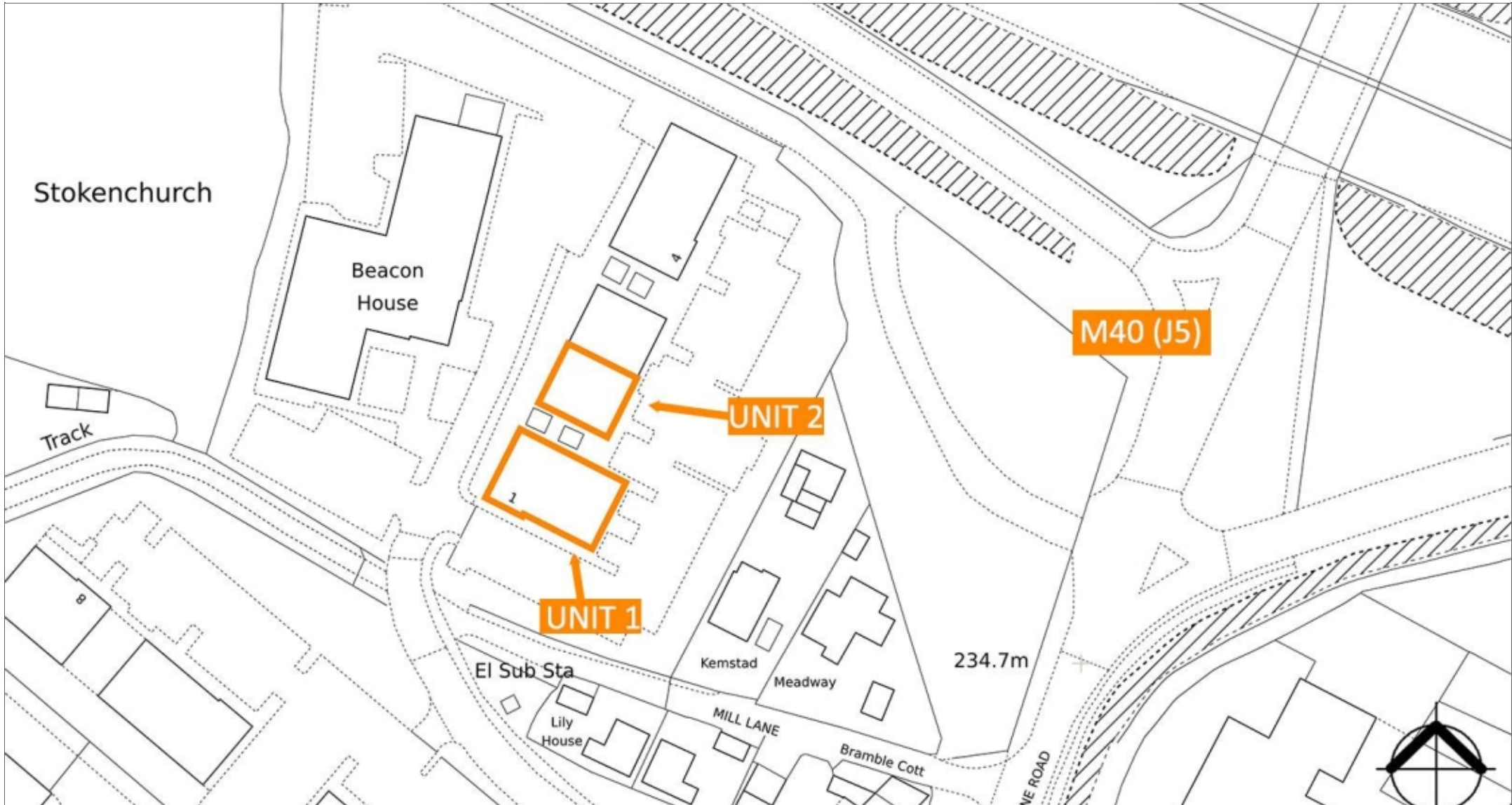
**Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch,
Buckinghamshire HP14 3FE**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 49, Unit 2, Stokenchurch Business Park, Ibstone Rd, Stokenchurch, Buckinghamshire HP14 3FE

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Burness Paull LLP

50 Lothian Road

Edinburgh

EH3 9WJ

Matthew Bles

+44 (0)131 322 3895

Matthew.Bles@burnesspaull.com

Hamaira Aslam

+44 (0)131 322 3895

Hamaira.Aslam@burnesspaull.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024