

# THE COURTYARD

GLORY  
PARK



Buildings 5 - 9

## SELF-CONTAINED OFFICES TO LET

172 – 3,134 Sq M (1,800 – 33,730 Sq Ft)

The Courtyard, Glory Park, Wooburn Green HP10 0DG

[thecourtyard-wooburngreen.co.uk](http://thecourtyard-wooburngreen.co.uk)



## THE COURTYARD

The Courtyard development is a modern office scheme comprising of 11 buildings arranged in a secure landscaped setting.

Each building is self contained and arranged over ground, first and second floors with feature stairs and gallery.

The buildings have raised access floors, suspended ceilings with LED lighting, disabled WC's, shower facilities, lifts and VRV4 air-conditioning systems

The centres of Marlow, Beaconsfield, High Wycombe, Maidenhead, Amersham and Slough are all within seven miles of Glory Park.

The local area enjoys a range of amenities, including shops, restaurants, pubs, hotels and leisure facilities. The David Lloyd Health Club and creche is a short walk from the park.

Main line railway services are available from Bourne End (just 2.4 miles away) to London via Maidenhead in 52 minutes. From High Wycombe the journey time to London Marylebone is just 24 minutes.\* Heathrow is only 18 miles away.

## SPECIFICATION

- High quality finishes.
- Raised access floors throughout.
- Suspended ceilings throughout.
- DDA compliant.
- Dedicated car parking.
- Shower and tea-point facilities.
- Air conditioning.
- LED lighting throughout office areas.
- Landscaped secure setting.
- Completely refurbished
- 138 car parking spaces

## TERMS

The buildings are available on new leases. Please contact the joint agents for further information.

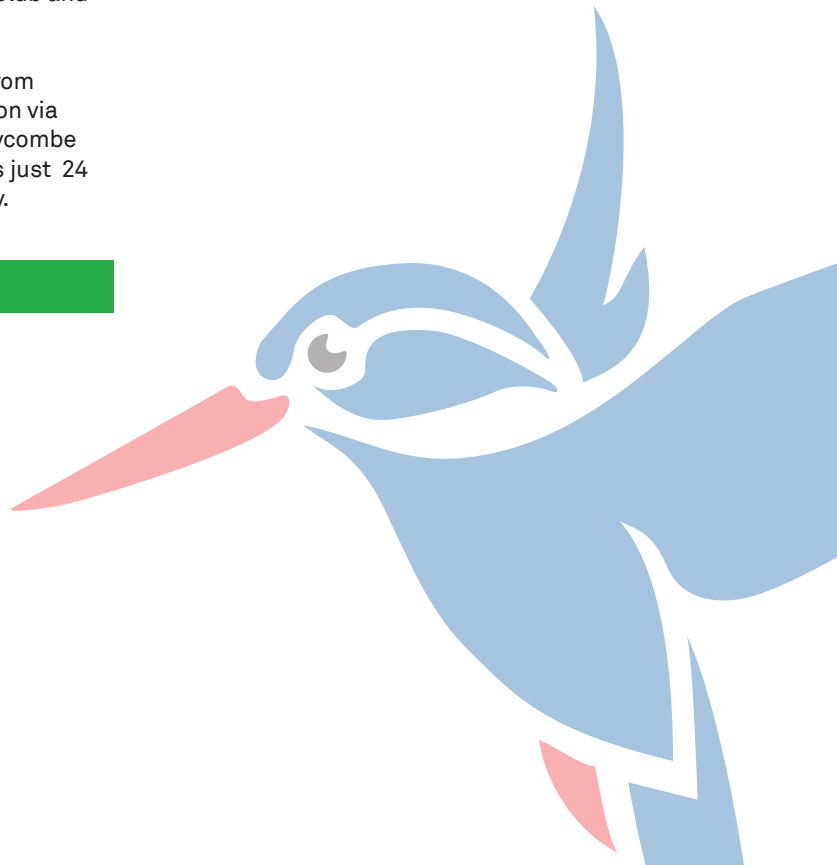
## BUSINESS RATES

Each party is advised to make their own enquiries of the local authority:

Wycombe District Council  
01494 412 226

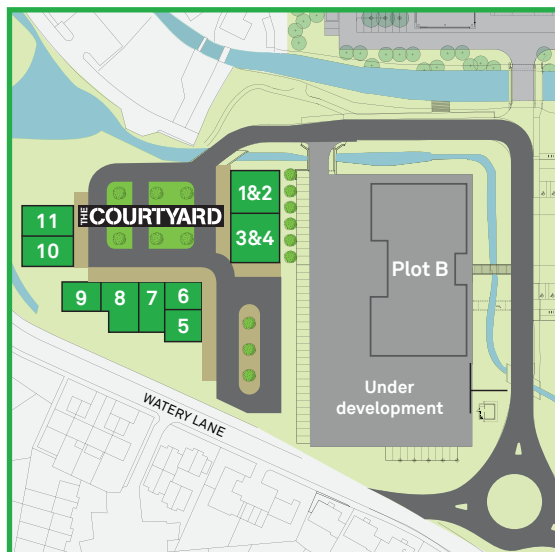
## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.



## LETTABLE AREA

Building 1 & 2	709 Sq M	(7,629 Sq Ft)
Building 3 & 4	488 Sq M	(5,249 Sq Ft)
Building 5	202.5 Sq M	(2,180 Sq Ft)
Building 6	172.4 Sq M	(1,856 Sq Ft)
Building 7	307 Sq M	(3,305 Sq Ft)
Building 8	413.6 Sq M	(4,453 Sq Ft)
Building 9	241.7 Sq M	(2,602 Sq Ft)
Building 10	297.8 Sq M	(3,206 Sq Ft)
Building 11	302 Sq M	(3,250 Sq Ft)



## TRANSPORT LINKS

### CAR

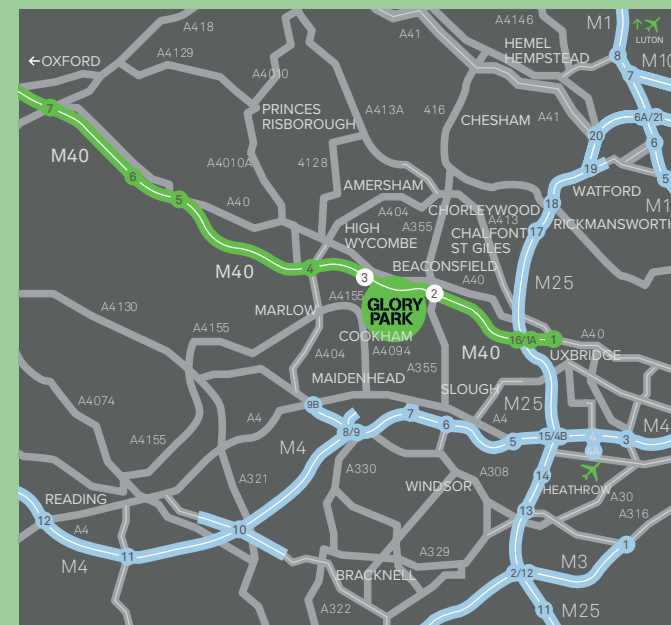
M40 Jctn 3	Less than 1 mile
M4 Jctn 7	7.5 miles
A404(M)	4.5 miles
M25 Jctn 16	8.5 miles

### TRAIN

Beaconsfield to London Marylebone	30 minutes (Chiltern)
Beaconsfield to London Paddington	49 minutes (Chiltern)
High Wycombe to Birmingham Snow Hill	1 hour 40 minutes (London Midland)
Maidenhead to London Paddington	25 minutes (Great Western)
Bourne End to Maidenhead	11 minutes (Great Western)

### BUS

Bourne End Station	10 minutes
High Wycombe	25 minutes
Maidenhead	30 minutes



For further information or to book your viewing appointment contact:



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Journey times provided by tfl.gov.uk. These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. December 2021.