

INDUSTRIAL / WAREHOUSE BUILDING WITH CROSS LOADING AND LARGE SECURE YARD

Potential Development Opportunity S.T.P.P.

TO LET/FOR SALE from 10,865 - 22,622 sq.ft. On 1.1 Acres



Competitive rental
terms available
B1/B2/B8
PLANNING USE

LINCOLN ROAD, CRESSEX BUSINESS PARK,
HIGH WYCOMBE, BUCKS HP12 3OZ

LOCATION

The property is situated in Lincoln Road within Cressex Business Park, approximately one mile of Junction 4 of the M40 motorway, and 1.5 miles south of High Wycombe town centre.

DESCRIPTION

A single-storey two-bay industrial/warehouse building with ancillary offices, and with the benefit of a secure yard and vehicular circulation around the building.

TERMS

Our clients will consider a sale of their remaining long leasehold interest of circa 32 years, from Wycombe District Council of the entire site, Bay 1 / 2 and yard. There is an existing tenant within Bay One on an Effective full repairing and insuring basis for a term of five years from January 2016. The tenant has the use of 50% of the rear yard. Their lease is contracted outside part II of the 1954 Landlord and Tenant Act. Further information available on request.

Wycombe District Council have indicated they would be prepared to extend / renew the ground lease, subject to negotiation.

Alternatively our clients will lease Bay 2 on an effective full repairing and insuring lease with terms to be agreed by negotiations.

Rent and price are available upon request.

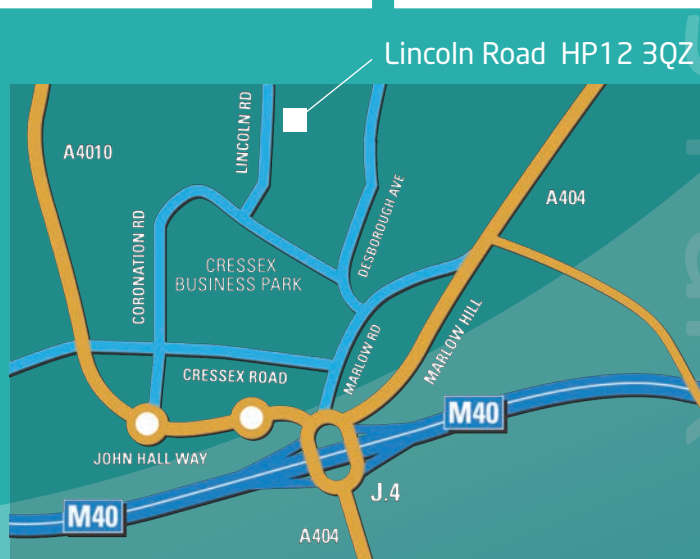
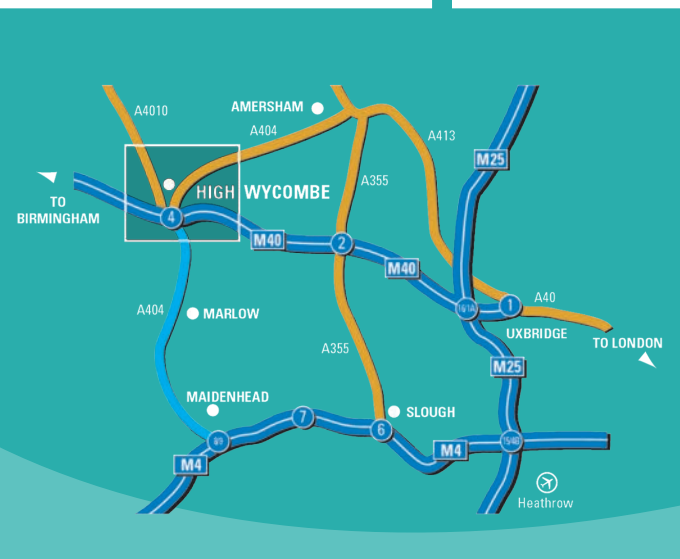
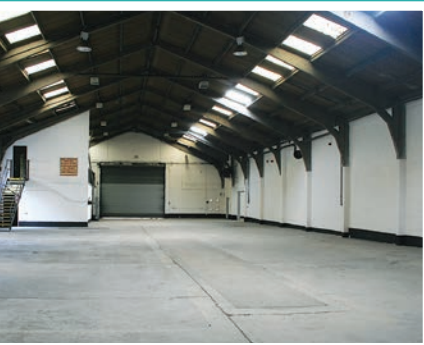
ACCOMMODATION

	SQ FT	SQ M
Bay One (Let)		
Ground Floor	10,639	988.36
First Floor	1,118	103.86
Total	11,757	1,092.22
Bay Two		
Ground floor	10,395	965.69
First Floor	470	43.66
Total	10,865	1,009.35

Total Floor Area 22,622 sq.ft. (2,101.58 sq.m.) on a 1.1 Acre Site

EPC

Performance rating C-69.



Lincoln Road HP12 3QZ

David Pearce
David.pearce@kemptoncarr.co.uk

Mitchell Brooks
mitchell.brooks@kemptoncarr.co.uk

KEMPTON
CARR
CROFT
01628 771221
kemptoncarr.co.uk

Jim Sheldon
jims@dbk.co.uk

Adrian Dolan
adriand@dbk.co.uk

