

KEMPTON

CARR

CROFT

agency@kemptoncarr.co.uk | 01628 771221

kemptoncarr.co.uk |   | @KemptonCarr

Town Cnt Industrial Unit, Under Refurbishment

TO LET

3,864 sq.ft. (358.90 sq.m.) Approximate gross internal area



1 Chiltern Works,
Oakridge Road
High Wycombe
Bucks
HP11 2PA

- 10 Car parking spaces
- Under comprehensive refurbishment
- LED lighting
- EPC: T.B.C.

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

The unit is situated within the town centre of High Wycombe, within walking distance of the main line railway station providing services to London Marylebone and bus station.

High Wycombe is well positioned, offering good transport links via the M40, M25 and M4 via the A404, to London, Maidenhead & Birmingham.

Description

A semidetached unit with brick and metal profile sheet elevations. The accommodation provides refurbished ground floor workshop / storage / office space and newly refurbished male & female toilets.

Amenities

- To be newly refurbished throughout
- New high bay lighting
- LED lighting to office
- 10 allocated Car parking spaces
- Town centre location

Terms

The unit is available on a new lease with terms to be agreed by negotiation.

Rent: £7.95psf per annum exclusive of utilities, estate charge and business rates

The property is not currently elected to pay VAT.

Each party to pay their own professional and legal expenses

Accommodation

Business rates

Approximate floor areas (G.I.A.):

To be confirmed

Warehouse	3,285 sq.ft. (305.14 sq.m)
Offices	579 sq.ft. (53.76 sq.m)
Total	3,864 sq.ft. (358.9 sq.m)

Viewing

For viewing and further information please contact sole agents:

Kempton Carr Croft

David Pearce

David.pearce@kemptoncarr.co.uk

Mitchell Brooks

Mitchell.brooks@kemptoncarr.co.uk

01628 771221



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