

MODERN INDUSTRIAL / BUSINESS UNIT **FOR SALE**



8,571 Sq. Ft. (796 Sq. M.)

96 Kitchener Road,
HIGH WYCOMBE
HP11 2SW

MODERN UNIT WITH GATED YARD

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

The unit is situated near 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 & A404 to London, Maidenhead & Birmingham.

Description

A detached, modern industrial unit offering flexible work space. At ground level there is an impressive reception leading to toilets, kitchen and workshop space, with full height roller shutter door.

The existing occupier has installed a load bearing mezzanine floor for office and showroom use, to a high standard. It may be possible to remove a percentage or all of the mezzanine floor to allow full height.

Accommodation

	Sq Ft	M2
Ground floor	4,295	399.03
First floor	4,276	397.28
TOTAL	8,751	796.31

Approx gross internal area (GIA)

Terms

Price: Price on application

Business Rates

The billing authority is High Wycombe

Rateable value: £54,000.00

We suggest that these amounts are verified by contacting the local authority directly.

As from the 1st April 2017 qualifying occupiers will benefit from full business rates relief. All interested parties should verify this with the billing authority.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT

Amenities

- Enclosed, gated yard
- High Specification
- Modern unit

Energy Performance Rating

D-76

Viewing and further information



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PROPERTY CONSULTANTS