

INDUSTRIAL UNIT TO LET



1,912 Sq. Ft. (177.63 Sq. M.)

15 Ministry Wharf, Wycombe Road,

Saunderton

HP14 4HW

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Location

Saunderton is picturesque village located on the A4010 Wycombe Road, 5 miles from High Wycombe, 0.5 miles from Princes Risborough and approximately 11 miles from Aylesbury.

London Marylebone can be accessed via the Saunderton Main Line, Railway Station.

Description

The premises comprise a modern Brick built Steel truss frame with a maximum height of 6.1m and a minimum height of 3.4m. The unit benefits from mezzanine floor, partitioned office with air cooling, allocated car parking and has recently been newly decorated throughout.

Accommodation

	Sq. Ft.	M2
Unit	1,688	157
Mezzanine	224	22.62
TOTAL	1,912	177.63

Approx gross internal area (GIA)

Terms

Rental £13,500.00 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

The property is available by way of a new effective full repairing and insuring lease, with terms to be agreed.

Business Rates

The billing authority is Wycombe District Council

Rateable value: £13,750.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Mezzanine floor
- Well Kept Business Estate
- Air Cooled Partitioned Office
- Security Shutters
- Newly Decorated Throughout
- Picturesque Location

Energy Performance Rating

D

Viewing and further information



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