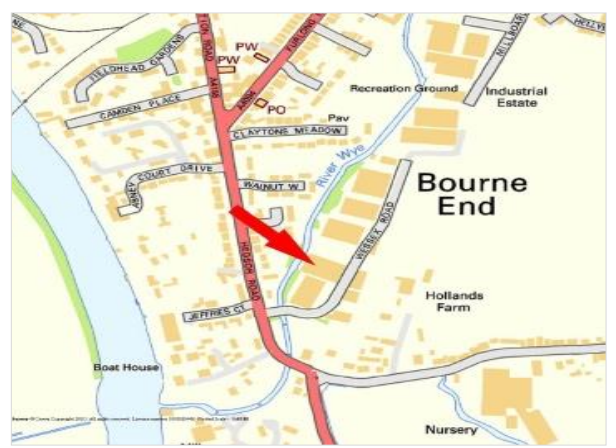


# WAREHOUSE/INDUSTRIAL UNIT TO LET



**9,122 Sq. Ft. (848 Sq. M.)**

Unit 1 Wessex Park Estate, Wessex Road,

**BOURNE END**

SL8 5DT

TO BE REFURBISHED

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Wessex Road is situated just to the South of Bourne End town centre, off Hedsor Land (the A4094 to Cookham).

## Description

A refurbished, low office content, industrial/warehouse unit with a generous, shared forecourt area providing good HGV access and ample parking.

## Accommodation

	Sq Ft	M2
<b>Ground floor</b>	8,472	787.06
Industrial/Warehouse/Ancillary		
<b>First Floor</b>	650	61.41
Office ancillary		
<b>TOTAL</b>	<b>9,122</b>	<b>848.47</b>

*Approx gross internal area (GIA)*

## Terms

Rental £85,000.00

Let on a new lease

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

## Business Rates

The billing authority is Wycombe District Council

Rateable value: £62,500.00

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

As from the 1<sup>st</sup> 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.

All figures quoted are exclusive of VAT which will apply to this transaction

## Amenities

- To be refurbished
- Eaves height of 6.5 m (21 ft.)
- Roller shutter door
- Gas fired blower heater to warehouse \*not tested
- WC facilities
- Parking
- Gas fired central heating to offices \*not tested
- Gas fired central heating to offices \*not tested

## Energy Performance Rating

C

## Viewing and further information



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