# 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 | 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
Ground floor	8,472	787.06
Industrial/Warehouse/Ancillary		
First Floor	650	61.41
Office ancillary		
TOTAL	9,122	848.47

Approx gross internal area (GIA)

# Terms

Rental £85,000.00

#### Let on a new lease

The above rents are exclusive or 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.

### Legal Costs/VAT

Each party to bear their own professional and legal costs.

Al 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
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# **Energy Performance Rating**

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# Viewing and further information

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PROPERTY CONSULTANTS

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