BUSINESS/WORKSHOP/STORAGE UNITS TO LET



603 – 1,149 Sq. Ft. Approx G.I.A.

Rose Business Estate, Marlow Bottom,

Marlow

SL7 3ND

FLEXIBLE LEASES AVAILABLE

KEMPTON CARR CROFT PROPERTY CONSULTANTS

kemptoncarr.co.uk | Maidenhead office 01628 771221

Location

The Rose Business Estate is situated in a prominent position fronting Marlow Bottom Road, in the centre of Marlow Bottom, between Marlow and High Wycombe and with good access to the A404, M40 and M4 motorways and Heathrow Airport/London.

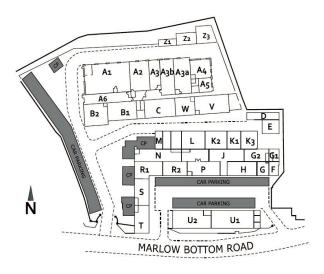
Description

The Rose Business Estate provides various types of small units suitable for a number of uses as industrial, workshop, storage and offices.

Accommodation

UNIT	SIZE Sq Ft	AVAILABLE	RENT	RV
Unit H	660	October 2018	£6,600	£2,850
Unit L	603	ASAP	£5,950	£2,650
Unit U2	1,149	October 2018	£11,490	£6,700
Unit Z1	201	End of May 2018	LET	£1,650

For Qualifying Users there are no business rates to pay



Viewing and further information

KEMPTON





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MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. FINANCE ACT 1989: Unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.

Terms

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

The premises are to let on new Full Repairing and Insuring Leases for a term of 3 years.

The leases will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

Business Rates

The billing authority is Wycombe District Council.

We suggest contacting the ratings officer at the billing authority directly for Rateable Values and actual rates payable for the units.

Legal Costs

Each party to bear their own professional and legal costs.