

INDUSTRIAL / WORKSHOP UNIT - TO LET



From 2,354 sq.ft. – 2,913 sq.ft.

474 London Road
High Wycombe
Bucks
HP11 1LP

INDUSTRIAL / WORKSHOP UNIT

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is situated within the centre of High Wycombe just off the London Road (A40). Next to Tesco Express. Approximately two miles from junction 5 M40 and a short journey to the town centre, bus station and main line railway station providing main line services to London Marylebone.

Description

The accommodation is a detached purpose-built premise with car parking for 4 – 5 cars. The unit has access to a communal yard for loading and vehicle movements.

The unit benefits from roller shutter door and personal door access leading to open-plan workshop / industrial space with small office, store room and two newly fitted WC's. At first floor level, accessed via separate entrance 3 offices, a staff break out room and newly fitted wc with shower can be found.

Accommodation

	Sq. Ft.	M2
Ground floor	2,354	218.69
First Floor	559	51.31
Total	2,913	270.62

Approx gross internal area (GIA)

Terms

A new lease is to be agreed at a rental of £35,000.00 per annum exclusive for the entire building.

Alternatively, the Ground floor is available in isolation at £29,750 per annum exclusive with lease terms to be agreed.

The above rents are exclusive of business rates, service charges, insurance and utilities, and are NOT subject to VAT.

Business Rates

The billing authority is Wycombe District Council.

Rateable value: £11,250

We suggest this amount is verified with the ratings officer. Certain occupiers may benefit from business rate relief.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- 3 phase power
- Roller shutter door
- Side loading double doors
- Flexible lease term
- 4 – 5 car parking spaces
- Unrestricted access

Energy Performance Rating

T.B.C.



Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

