

INDUSTRIAL / WORKSHOP UNIT - TO LET



5,384 Sq. Ft. (500.27 Sq. M.)

Grd Flr Unit 4 Fryers Works

Abercrombie Road

High Wycombe

Bucks

HP12 3BW

INDUSTRIAL / WORKSHOP UNIT

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

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

Description

The accommodation can be found at ground floor level within a purpose built period industrial building.

The unit benefits from roller shutter door and personal door access leading to workshop / industrial space. The unit also has two WC's and the use of a common car park.

Accommodation

	Sq. Ft.	M2
Total	5,384	500.27

Approx gross internal area (GIA)

Terms

A new lease is to be agreed at a rental of £39,500.00 per annum exclusive.

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: To be confirmed

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- 3 phase power
- Excellent natural light
- Roller shutter door
- Flexible lease term
- Common car parking
- Unrestricted access

Energy Performance Rating

T.B.C.



Viewing and further information



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