

INDUSTRIAL UNIT **TO LET**



2,597 Sq. Ft. (241.31 Sq. M.)

Unit 6 Lincoln Park Business Centre

Lincoln Road

Cressex Business Park

High Wycombe

HP12 3RD

Bucks

INDUSTRIAL / WAREHOUSE UNIT

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is situated within High Wycombe's prime industrial estate, Cressex Business Park. Lincoln Park Business Centre can be found off Lincoln Road, approximately one mile from junction 5 M40 and High Wycombe town centre, bus station and railway station.

Description

The unit can be found within a modern purpose-built terrace and benefits from 4 car parking spaces. L.P.B.C. benefits from monitored CCTV, linked back to Wycombe District Council's control room.

The unit has a roller shutter door and personal door access leading to open plan warehouse / industrial space. The unit also has two WC's.

Accommodation

	Sq. Ft.	M2
Total	2,597	241.31

Approx gross internal area (GIA)

Terms

A new lease is to be agreed at a rental of £27,500.00 per annum exclusive.

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

Business Rates

The billing authority is Wycombe District Council.

Rateable value: To be reassessed as the current rates assessment includes a first-floor store room and offices, now removed.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- 3 phase power
- Excellent natural light
- Roller shutter door
- New lease direct from WDC

Energy Performance Rating

D-85



Viewing and further information



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