

**TO
LET**



ONE
WESSEX
P A R K

9,138 Sq.Ft. (848 Sq. M.)

Wessex Road, Bourne End SL8 5DT

A refurbished low office content Warehouse / Industrial unit with the benefit of an entirely new roof offering an excellent natural light provision. The unit further benefits from large forecourt / yard providing good HGV access.

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LOCATION

Wessex Road is situated to the south of Bourne End town centre, off Hedsor Lane (the A4094 to Cookham). Bourne End is well connected to the M4 / M40 motorways via the A404.

TERMS

Quoting Rent: £11.75 psf per annum
 Service Charge circa 0.60p psf
 To be let on a new full repairing and insuring lease.
 The rents are exclusive of business rates, service charges, insurance and utilities, plus VAT.

BUSINESS RATES

To be reassessed following completion of the refurbishment works.

LEGAL COSTS/VAT

Each party to bear their own professional and legal costs. All figures quoted are exclusive of VAT which will apply to this transaction.

EPC B-38

AMENITIES

- Refurbished
- Eaves height of 6.5 m (21 ft.)
- Roller shutter door
- WC facilities
- Large forecourt / Yard
- Gas fired central heating to offices
- 15% roof lights
- New LED warehouse lighting
- New LED lighting to offices
- 3 phase power

ACCOMMODATION	sq. ft.	sq. m
Ground floor Industrial/ Warehouse/Ancillary	8,476	787.40
First Floor Office	662	61.55
TOTAL	9,138	848.95

Approx gross internal area (GIA)



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