

WAREHOUSE/INDUSTRIAL UNIT TO LET



9,122 Sq. Ft. (848 Sq. M.)

Unit 1 Wessex Park Estate
Wessex Road

BOURNE END

SL8 5DT

TO BE REFURBISHED

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Wessex Road is situated just to the south of Bourne End town centre, off Hedsor Lane (the A4094 to Cookham).

Description

A low office content, industrial/warehouse unit to be refurbished. The unit benefits from security drop bar behind the roller shutter door with a generous, forecourt area providing good HGV access and ample parking.

Accommodation

	Sq Ft	M2
Ground floor		
Industrial/Warehouse/Ancillary	8,472	787.06
First Floor		
Office ancillary	650	61.41
TOTAL	9,122	848.47

Approx gross internal area (GIA)

Terms

Rental £10.95psf

To be let on a new full repairing and insuring lease.

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

Business Rates

The billing authority is Wycombe District Council

Rateable value: £62,500.00

We suggest that these amounts are verified by contacting the local authority directly.

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

Amenities

- **To be refurbished**
- Eaves height of 6.5 m (21 ft.)
- Roller shutter door
- WC facilities
- Good parking / yard
- Gas fired central heating to offices

Energy Performance Rating

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Viewing and further information

Maria Hoadley

maria.hoadley@kemptoncarr.co.uk

07766 364078

Mitchell Brooks

Mitchell.brooks@kemptoncarr.co.uk

07818 117021

