

# OPEN STORAGE / STORAGE UNITS (STP) - TO LET



From **1,503**Sq.Ft. (**139.65** Sq.M.)

Grymsdyke Farm

Lacey Green

**Princes Risborough**

Bucks

HP27 0RB

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office **01628 771221**



## Location

The property is located within Lacey Green, accessed from New Road via an unmade service road which also serves a neighbouring office building and residential dwellings.

## Description

Various open storage units, plus the potential to lease open storage land. Previously used for vehicle storage. Any potential use will require planning application.

## Accommodation

Unit 1	3,885 sq.ft.	360.90 sq.m
Unit 2	1,503 sq.ft.	139.65 sq.m
Unit 3	3,677 sq.ft.	341.62 sq.m
Open storage	8,450 sq.ft.	785 sq.m

*Approx net internal area (NIA)*

## Terms

The various units are offered To Let on new leases direct from the landlord with terms to be agreed by negotiation.

Unit rents from £7.50psf per annum exclusive.

Open storage rent from £3.50psf per annum exclusive.

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

## Energy Performance Rating

D - 99



## Planning Restrictions

The site has planning permission Ref. 08/05384/FUL which includes a planning condition (Condition 8) which restricts the permitted use to:

*For the avoidance of doubt the buildings shall not be used other than for the purposes of vehicle leasing, with associated offices and indoor valeting and preparation, unless otherwise first agreed in writing by the Local Planning Authority.*

*Reason: In order that the local planning authority can properly consider the effect of any alternative uses on the character, appearance and amenity of the locality, or any highways considerations*

The site is also subject to planning policies which safeguard the residential amenity of neighbouring properties and any uses that would result in detrimental impacts on the amenity of these properties is unlikely to be supported by the Local Planning Authority.

## Business rates

The billing authority is Buckinghamshire Council

Rateable value: To be assessed

We suggest applicants make their own investigation to business rates by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

The prospective tenant is to pay the lessors reasonable legal and professional costs.

VAT may be applicable to the rent.



## Viewing and further information

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PROPERTY CONSULTANTS