

# INDUSTRIAL UNIT - TO LET



**950Sq.Ft. (88.26Sq.M.) approx G.I.A.**

Unit 5c Abercrombie Works

Abercrombie Avenue

**High Wycombe**

**Bucks**

HP12 3BW

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



## Location

Abercrombie Works is centrally located. High Wycombe offers excellent transport links via the M40 leading onto the M25 and the M4 via the A404.

The mainline railway station provides services to London Marylebone in less than 30 minutes.

## Description

An industrial unit that would be suitable for a variety of uses, subject to planning permission. The unit has been newly decorated.

## Terms

A new lease is to be agreed by negotiation, direct with the landlords. Available immediately.

Rent: £16,500.00 per annum exclusive

The above rent is exclusive of business rates, estate charge, insurance and utilities, and will be subject to VAT.

Estate charge is currently budgeted at £0.75p psf with building insurance being £289.68 per annum

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £3,739

We have been verbally informed of the above rateable value. We suggest this amount, and the amount payable, is verified directly by contacting the ratings officer at Buckinghamshire Council on 01494 461000.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

## Amenities

- Town centre position
- 2 roller-shutter doors
- New lease direct from landlord

## Accommodation

	Sq. Ft.	M2
Ground floor	950	88.26

*Approx Gross internal area (GIA)*

## Energy Performance Rating

E-103



## Viewing and further information



**Luke Bennett**  
[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)  
 01628 771221

**Mitchell Brooks**  
[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)  
 07818 117021