

INDUSTRIAL UNIT - TO LET



3,548Sq.Ft. (329.62Sq.M.) approx G.I.A.

Unit 1b Abercrombie Works

Abercrombie Avenue

High Wycombe

Bucks

HP12 3BW

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: £42,500.00 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 TBC.

Business rates

The billing authority is Buckinghamshire Council.

Rateable value: TBC

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Town centre position
- Roller-shutter door
- New lease direct from landlord

Accommodation

	Sq. Ft.	M2
Ground floor	3,548	329.62

Approx Gross internal area (GIA)

Energy Performance Rating

E-124



Viewing and further information



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