

# 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](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: £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



**Maria Hoadley**  
[maria.hoadley@kemptoncarr.co.uk](mailto:maria.hoadley@kemptoncarr.co.uk)  
 01628 771221

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

**Marcus Smith**  
[MS@chandlergarvey.com](mailto:MS@chandlergarvey.com)  
 01494 796055