

# INDUSTRIAL UNIT - TO LET

## To Be Refurbished



**2,040** Sq.Ft. (**189.5** Sq.M.) approx G.I.A.

**Unit 9 CR Bates Industrial Estate**

**Wycombe Road**

**Stokenchurch**

**Bucks**

**HP14 3PD**

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



## Location

The CR Bates Industrial Estate is located in the centre of Stokenchurch and fronts the main A40 London-Oxford Road. The village offers a range of local facilities and is served by the M40 Motorway. The Estate is half a mile from J5 of the M40, High Wycombe is 7 miles to the East.

## Description

An industrial unit that would be suitable for a variety of uses, subject to planning permission. The unit is due to be refurbished.

## Terms

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

Rent: £25,500 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 £797.81 per annum with building insurance TBC.

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £17,000

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

## Amenities

- Roller-shutter door
- New lease direct from landlord
- Ample parking

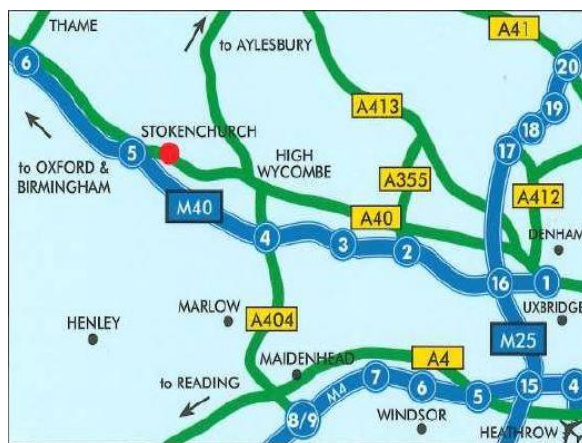
## Accommodation

	Sq. Ft.	M2
Ground floor	2,040	189.5

*Approx Gross internal area (GIA)*

## Energy Performance Rating

D-87



## Viewing and further information



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