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

KEMPTON CARR CROFT PROPERTY CONSULTANTS

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



PROPERTY CONSULTANTS

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