

# REFURBISHED INDUSTRIAL UNITS - TO LET



From **5,579 – 20,570** sq.ft. approx G.I.A.

Units 22 – 25 Wooburn Industrial Park  
Wooburn Green

**High Wycombe**  
**Bucks**

HP10 0PE

**NEWLY REFURBISHED INDUSTRIAL UNITS WITH AMPLE CAR PARKING**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## Location

The units are located within Wooburn Industrial Park, to the East of High Wycombe Town Centre and near to J3 M40.

High Wycombe offers excellent transport links via the M40, M25 and M4 via the A404, to London, Maidenhead & Birmingham.

The mainline railway station, providing services to London Marylebone.

## Description

A terrace of 4 Industrial units, of which 3 are available to lease collectively or individually. The units will all be refurbished to a high standard two have covered loading bays.

## Accommodation

	Sq. Ft.	M2
Unit 22	UNDER OFFER	
Unit 23	6,426	597
Unit 23 Covered Loading Bay	1,602	148.86
Unit 24	UNDER OFFER	
Unit 24 Covered Loading Bay	UNDER OFFER	
Unit 25	LET	
<b>TOTAL</b> - not including the covered loading bays.	<b>20,570</b>	<b>1,910.98</b>

*Approx Gross Internal Area (G.I.A.)*

## Terms

A new full repairing and insuring lease(s) is to be agreed by negotiation.

Rent: £12.95psf per annum exclusive

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

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value: To be assessed

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.

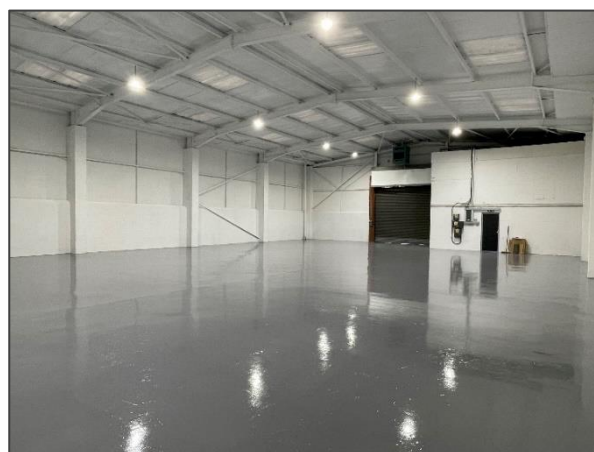
## Amenities

- 5.5m clear height / 6.4m to underside of haunch
- New lease(s) direct from landlord
- Ample car parking. Overflow car parking available by negotiation
- New double-glazed windows
- New LED lighting throughout
- New decoration & carpeting throughout
- New WC facilities

## Energy Performance Rating

To be assessed following completion of refurbishment works

Unit 22: C-62; Unit 23: B-48



## Viewing and further information

**Luke Bennett**

[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)

01494 341530

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

**KEMPTON**

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