

REFURBISHED INDUSTRIAL / WAREHOUSE - TO LET



6,426sq.ft. (148.86Sq.M.)approx G.I.A.

Unit 23 Wooburn Industrial Park
Wooburn Green

High Wycombe
Bucks

HP10 0PE

NEWLY REFURBISHED INDUSTRIAL UNIT WITH AMPLE CAR PARKING

kemptoncarr.co.uk | High Wycombe office 01494 341530



Location

The unit is 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 privately owned industrial units, of which Unit 23 is available to lease. The unit has been refurbished to a high standard and benefits from a large covered loading bay.

Accommodation

	Sq. Ft.	M2
Unit 23	6,426	597
Covered Loading Bay	1,602	148.86

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

Terms

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

Rent: £12.95psf per annum exclusive

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

Energy Performance Rating

B-48

Business rates

The billing authority is Buckinghamshire Council.

Rateable value: To be assessed

We suggest the amount payable, is verified directly by contacting the ratings officer directly at Buckinghamshire Council on 01494 461000.

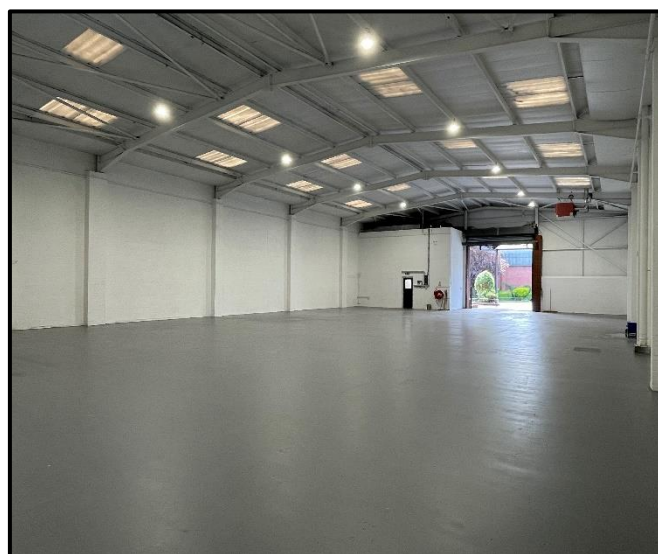
Legal Costs/VAT

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 direct from landlord
- Ample car parking.
- New double-glazed windows
- New LED lighting throughout
- New decoration & carpeting throughout
- New WC facilities



Viewing and further information

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