

**MODERN, DETACHED, GATED,
INDUSTRIAL / HYBRID UNIT**

FOR SALE

**NOT ELECTED
FOR VAT**



13,498 Sq.Ft. (1,254 Sq.M.) approx. G.I.A.

H2o House

Units 6, 7 & 8 Wycombe 3

Boundary Road

Loudwater

High Wycombe

Bucks

HP10 9PN

kemptoncarr.co.uk | High Wycombe office 01494 341530



Location

Situated in the Knaves Beech Business sector, adjacent to Junction 3 of the M40 Motorway which provides access onto the M25. Heathrow Airport being approximately 35-minutes drive from the unit. The town centre and its amenities are a short drive, there are numerous nearby local amenities to include a Tesco Superstore, within walking distance.

Description

The property is situated within an enclosed, gated yard, and is of modern design with brick elevations. The accommodation can be found over ground and first floor levels. The ground floor is accessed via two roller shutter doors for workshop / warehouse use with a clear height of 3.8m, high quality kitchen, WC & shower facilities can also be found. The first floor offers a mixture of open-plan and cellular offices, finished to a high standard throughout with suspended ceiling, recessed LED lighting, air-conditioning, kitchen, staff break out, toilet and shower facilities.

There is an industrial store (4.5m clear height) to the side of the property, with front and rear loading doors providing access through to a further enclosed yard, which has numerous outbuildings / stores.

Externally to the front of the building there is car parking for 31 cars, of which 25 are within the compound area.

The property has approved planning for conversion to 16 apartments Application number :22/08028/PNPCR. The application is for 14 one bedroom apartments and 2 two bedroom, two bathroom apartments.

Multiple photos of both the internal and external of the property can be found at www.kemptoncarr.co.uk

Terms / Price

The freehold is offered For Sale with Vacant Possession

Price: Upon application

Accommodation

	Sq. Ft.	M2
Ground Floor	6,297	585
First Floor	6,297	585
Warehouse	904	84
Rear out buildings / stores	Not measured	
Total	13,498	1,254

Approx net internal area (G.I.A.)

Note: all areas and heights provided by the vendor.

Business rates

The billing authority is Buckinghamshire Council

Rateable value: £84,500

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs / VAT

Each party to bear their own professional and legal costs. The property is NOT elected to pay VAT.

Energy Performance Rating

Unit 6 D-89 Unit 7 D-91 Unit 8 D-95

Viewing and further information

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