

# INDUSTRIAL / WAREHOUSE UNIT - **TO LET**

Last Unit  
Remaining



**11,270sq.ft. (1,047.06sq.m)** approx G.I.A.

Unit 25 Wooburn Industrial Park  
Wooburn Green

**High Wycombe**  
**Bucks**

HP10 0PE

**INDUSTRIAL UNIT WITH AMPLE CAR PARKING**

[kemptoncarr.co.uk](http://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 and Birmingham.

The mainline railway station provides services to London Marylebone.

## Description

A terrace of 4 industrial units. Units 22 – 24 have recently been refurbished and placed Under Offer / now Let. Unit 25 offers modern warehousing with 5.5m clear height within. The unit benefits from ground floor toilets and office space, with further first floor offices above.

The unit further benefits from large canopy for dry loading and ample car parking.

The unit will be redecorated throughout.

## Accommodation

	Sq. Ft.	M2
Unit 22	UNDER OFFER	
Unit 23	UNDER OFFER	
Unit 24	UNDER OFFER	
Unit 25	11,270	1,047.06
Unit 25 Covered Loading Bay	1,597	148.37

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

## Terms

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

Rent: £12.00psf per annum exclusive.

The above rent is 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 the 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 direct from landlord
- Ample car parking. Overflow car parking available by further negotiation
- New double-glazed windows
- New LED lighting
- To be redecorated throughout
- New carpeting to offices

## Energy Performance Rating

D-96

## Viewing and further information

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PROPERTY CONSULTANTS