

# INDUSTRIAL UNITS - TO LET



**3,716Sq.Ft. - 9,515Sq.Ft. approx G.I.A.**

Unit 1a & 2 Abercrombie Works

Abercrombie Avenue

**High Wycombe**

**Bucks**

HP12 3BW

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



## Location

Abercrombie Works is centrally located. High Wycombe offers excellent transport links via the M40 leading onto the M25 and the M4 via the A404.

The mainline railway station provides services to London Marylebone in less than 30 minutes.

## Description

Purpose built interlinked industrial units with the benefit of loading door and toilet facilities to each. Unit 1a has the benefit of offices at first floor level. Both units have LED lighting and allocated car parking at 1:500sq.ft.

## Terms

A new lease(s) is to be agreed by negotiation, direct from the landlord, either with both units combined or individually. Available immediately, flexible terms considered.

Rent: £12.50psf 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 approximately £0.75p psf

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value Unit 1a: £18,250

Unit 2: TBC

We have been verbally informed of the above rateable value. 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 units are elected to pay VAT.

## Amenities

- Town centre position
- 2 roller-shutter doors
- New lease direct from landlord
- LED lighting
- Allocated Car Parking 1:500sq.ft.

## Accommodation

	Sq. Ft.	M2
Unit 1a	3,163	293.82
Unit 1a First floor offices	553	51.36
Unit 2	5,799	538.79
Total	9,515	883.97

*Approx Gross internal area (GIA)*

## Energy Performance Rating

Unit 1a & 2: E-118



## 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