

RARE FREEHOLD FOR SALE

Unit C3 Regent Park, Summerleys Road, Princes Risborough HP27 9LE



- Modern unit with mezzanine
- Total size 420.94 sq m (4,531 sq ft)
- Electric roller shutter door
- Small yard/loading area plus dedicated parking
- Three phase power

DESCRIPTION

The subject is located in Regent Park which is a high specification business park consisting of both offices and industrial units.

Unit C3 is a modern warehouse facility with a unique full first floor mezzanine level. The unit consists of predominantly industrial space but with some office accommodation to the rear of the ground floor. LG7 lighting is throughout the unit and it benefits from comfort cooling and heating. There is also a DDA compliant WC.

The areas are as follows:

Areas	Sq M	Sq Ft
Ground Floor	210.98	2,271
First Floor	209.96	2,260
Total	420.94	4,531

LOCATION

Princes Risborough lies between Aylesbury and High Wycombe, which of both are 8 miles away. It is a popular market town lying within the Chiltern Hills. The town has a range of amenities including Marks & Spencer's Food Hall, Co-Op, Costa Coffee and a Tesco's supermarket.

Princes Risborough is located approximately seven miles northeast of Junction 6 of the M40 and 20 miles from the M25. Chiltern Railways provide a regular service to London (Marylebone) and Birmingham (Snow Hill) from Princes Risborough railway station which is a 5 minute walk away.

TENURE

Freehold.

ASKING PRICE

Offers in excess of £700,000.

ESTATE CHARGE

Further details can be provided upon request.

BUSINESS RATES

TBC.

EPC

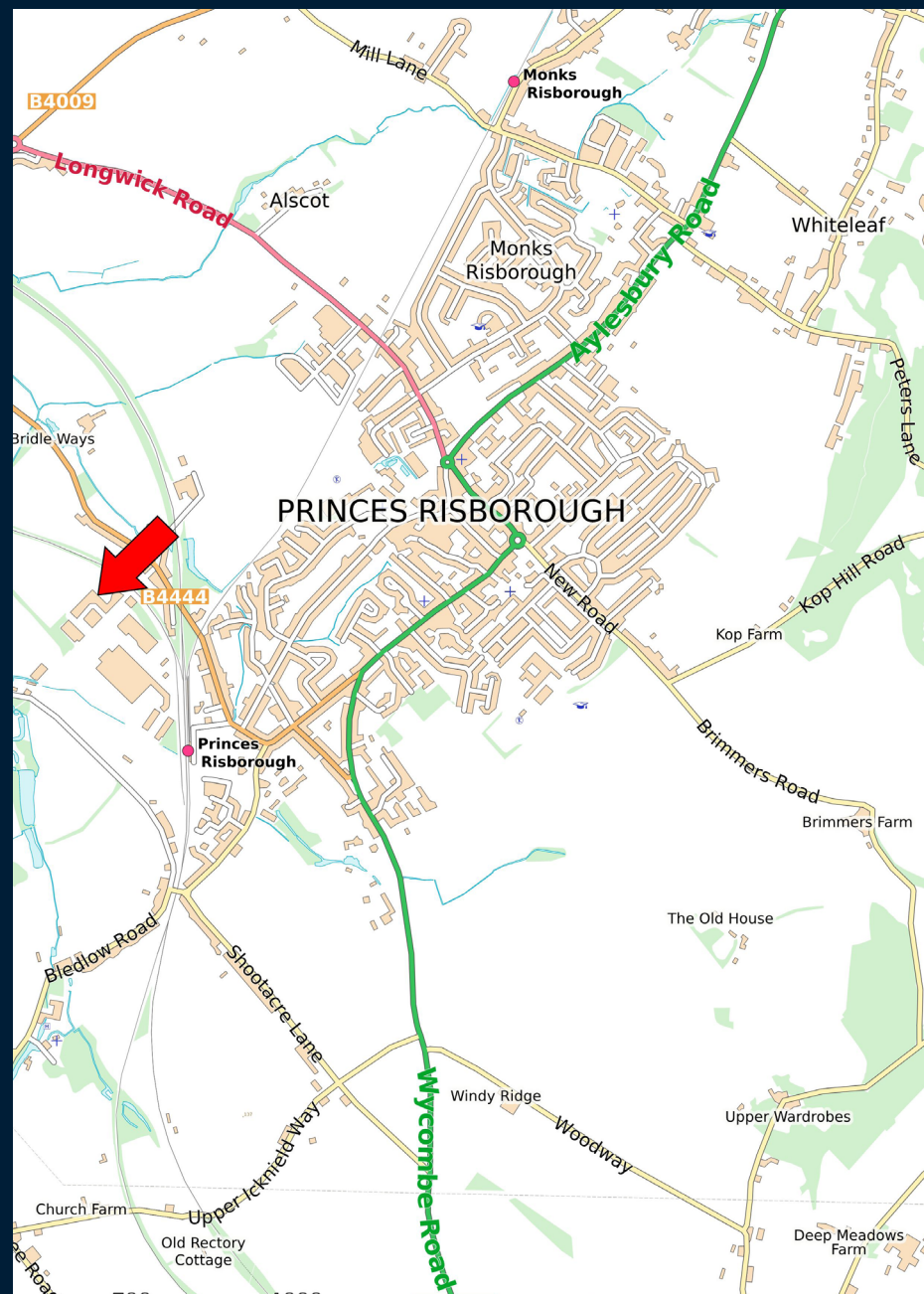
The EPC will be available upon request.

LEGAL COSTS

Each party to pay their own.

VIEWING CONTACTS

Strictly by prior appointment.





Contact:



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