

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

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PROPERTY PARTICULARS

INDUSTRIAL / WAREHOUSE UNIT TO LET

Unit 8 Summerleys Business Centre Summerleys Road Princes Risborough Bucks HP27 9EQ



5,915 SQ. FT / 550 SQ. M (APPROX GIA)

LOCATED ON A NEW HIGH QUALITY INDUSTRIAL / WAREHOUSE BUSINESS CENTRE

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Princes Risborough is an affluent town in Buckinghamshire, and is located approximately 9 miles south of Aylesbury, 8 miles north-west of High Wycombe, and 40 miles north-west of London. The business centre is within walking distance of Princes Risborough mainline railway station, with frequent connections to London Marylebone, Bicester, Oxford and Birmingham and is situated 7.5 miles from the M40 motorway (J6) and 21 miles from the M25 motorway.

DESCRIPTION

Summerleys Business Centre is a new high quality industrial/warehouse development situated at the end of an attractive, secure and well-established gated business park environment. The high specification unit provides ground and first floor offices, 3-phase power, electric roller shutter door, minimum 7 metres internal eaves height, fibre broadband, disabled WC. The unit also has 13 parking spaces and currently benefits from B2/B8 use.

The premises comprise the following approximate Gross Internal Areas:

Total:	5,915 sq ft / 549.52 sq m
First Floor Office:	517 sq ft / 48.03 sq m
Ground Floor Office:	517 sq ft / 48.03 sq m
Ground Floor Warehouse:	4,822 sq ft / 447.98 sq m

Note warehouse mezzanine not included.

TERMS

We are instructed to market a new lease for a term to be agreed.

RENT

£73,950 (approx. £12.50 per sq. ft) per annum exclusive.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2023 of £61,000. Rate in the £ for 23/24 is 51.2p

ENERGY PERFORMANCE RATING

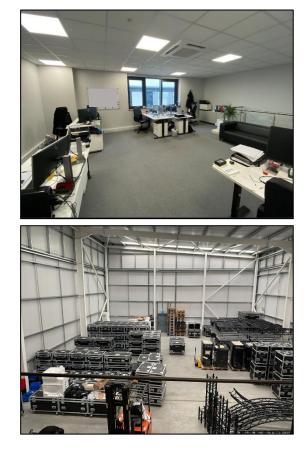
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VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



Tom Good / Adrian Dolan tomg@dbk.co.uk / adriand@dbk.co.uk 01494 450951



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