

UNIT 10

INDUSTRIAL / WAREHOUSE / TRADE
COUNTER UNIT

3,098 SQFT (287.80 SQM) TO LET



TREADAWAY
TECH CENTRE



HIGH WYCOMBE: 2.5 miles
JUNCTION 3 M40: 0.5 miles

LOCATION

Treadaway Technical Centre is situated off Treadaway Hill, which links Loudwater to Flackwell Heath and is close to Junction 3 of the M40, and approximately 2.5 miles east of High Wycombe town centre.

DESCRIPTION

The Centre is a popular development comprising 15 units of brick and profiled steel clad elevations under a mono-pitched roof. Unit 10 is situated in the centre of the main terrace.

ACCOMMODATION [approx. GIA]

Ground floor		
Warehouse and Ancillary	2,500 sqft	(232 sqm)
Mezzanine		
Offices	598 sqft	(55.55 sqm)
Total	3,098 sqft	(287.80 sqm)

FEATURES

- Three Phase power
- Male and Female WC's and kitchenette
- Electrically operated loading door
- 5 car parking spaces plus loading bay
- Maximum eaves height of 6.58m
- Minimum eaves height of 4.89m
- Trade counter/reception
- Warehouse lighting
- First floor offices
- Double glazed sealed units

TERMS

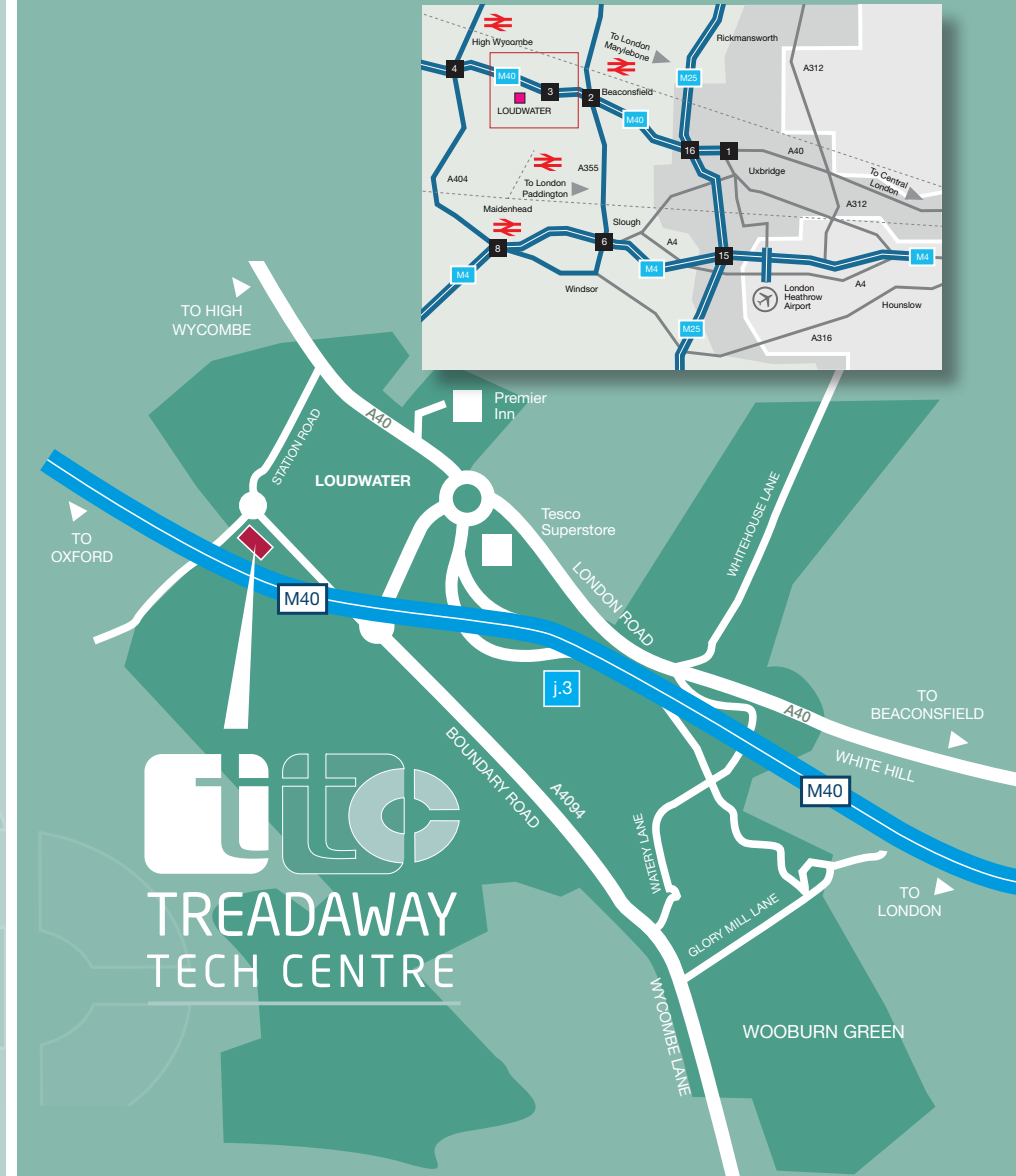
The unit is available on a new full repairing and insuring lease for a term by arrangement.

ENERGY PERFORMANCE RATING

C – 74

VIEWING

Strictly by appointment with sole agents.



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Isa Naeem +44 (0)7889 432972
isa.naeem@colliers.com

Stanley Gibson +44 (0)7776 605378
stanley.gibson@colliers.com



Adrian Dolan +44 (0) 7887 936117
adriand@dbk.co.uk

Elliot Mackay +44 (0)1494 839918
elliottm@dbk.co.uk

