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PROPERTY PARTICULARS

LONG LEASEHOLD INDUSTRIAL / TRADE COUNTER SITE FOR SALE

Trowel House
Coronation Road
Cressex Business Park
High Wycombe
HP12 3RX



PROMINENT INDUSTRIAL / TRADE COUNTER SITE WITH POTENTIAL TO REDEVELOP (STP)

Suitable for a variety of uses such as light industrial / warehouse, trade counter, offices,
showroom, leisure (stp)

LOCATION

The site is located in a prominent position with a wide frontage on Coronation Road within Cressex Business Park, which is High Wycombe's premier industrial and trade area. High Wycombe is a thriving commercial centre with easy access to the M40 and M25.

DESCRIPTION

The site comprises a three storey office building with warehousing and trade counter accommodation at the front end of the site, with open storage yard areas to the rear.

The site has potential to be redeveloped to create a number of smaller warehouse / trade counter units along with various other uses, subject to the necessary planning consents.

ACCOMMODATION

The premises provide the following accommodation measured on an approximate gross internal area basis:

Front Building

Ground Floor	191.88 m2 / 2,065.39 sq. ft.
First Floor	191.64 m2 / 2,062.76 sq. ft.
Second Floor	87.39 m2 / 939.65 sq. ft.

Stores	473.18 m2 / 5,093.34 sq. ft.
Trade Counter	341.99 m2 / 3,681.19 sq. ft.
Open Fronted Stores	96.08 m2 / 1,034.21 sq. ft.

Total **1,382.06 m2 / 14,876.54 sq. ft.**

Open Storage Areas 2,289.00 m2 / 24,638.79 sq. ft.

The total site area is approximately 53,656 sq ft / 4,985 sq m (1.232 acres).

LONG LEASEHOLD DETAILS

The premises are held on a long lease from Wycombe District Council for a term of 92 years from 25th December 1956, which expires on 24th December 2048. The current rent is £225 per annum.

PRICE

Our clients seek offers in the region of £1,495,000 for their long leasehold interest, plus VAT.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2023 for the premises of £109,000 Rate in the £ for 23/24 is £0.512p.

ENERGY PERFORMANCE RATING

Building 1: E-104

Building 2: E-118

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:-



Phillip Mawby / Adrian Dolan / Tom Good

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SITE PLAN

