



**Commercial Property Consultants**

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PROPERTY PARTICULARS

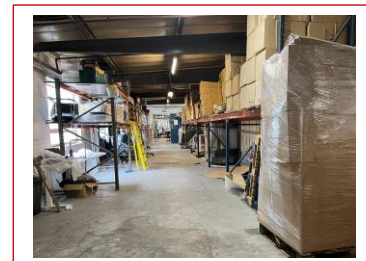
*Preliminary Particulars*

# FREEHOLD FOR SALE

## Unique Opportunity

### Albion House, Lane End Road, Sands, High Wycombe, Bucks, HP12 4HG

Prominent Industrial Unit situated on a site of approximately 0.75 acres  
Of interest to owner occupiers and developers



**16,657 SQ. FT. (1,547.49 SQ. M)**  
**Approximate Gross Internal Area**  
**(Compiled from information supplied to us)**

**LOCATION**

Located on the popular Sands Industrial Estate in High Wycombe, within a half mile of Junction 4 of the M40 Motorway. The unit is located fronting onto the main Lane End Road.

**DESCRIPTION**

The unit is a double storey industrial unit typical of furniture manufacturing units in High Wycombe, the unit sits on a site of 0.75 acres on a regular shaped site. The property would be ideal for refurbishment or redevelopment.

**ACCOMMODATION** (Approx. Gross Internal Areas)

Ground Floor - 7,733 sq. ft. (718.45 sq. m)  
Lower Ground Floor – 8,055 sq. ft. (748.32 sq. m)  
Detached Building - 869 sq. ft. ( 80.72 sq. m)



**PRICE**

£1,675,000 plus VAT if applicable.

**BUSINESS RATES**

The Valuation Office indicates Rateable Values as of 1st April 2023 for the premises as follows. Rate in the £ for 23/34 is £0.512p.  
£63,500.

**LEGAL COSTS**

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

**ENERGY PERFORMANCE RATING**

D - 93

**VIEWING** - Strictly by appointment through instructed Agents:

**Duncan Bailey Kennedy**  
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