



Commercial Property Consultants

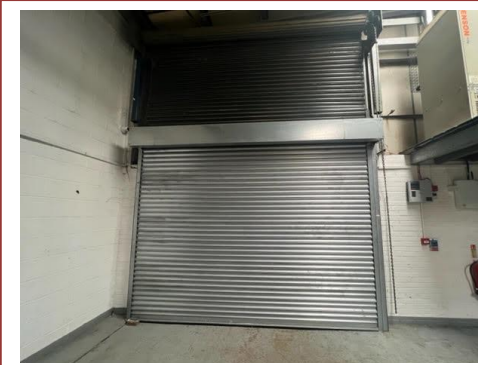
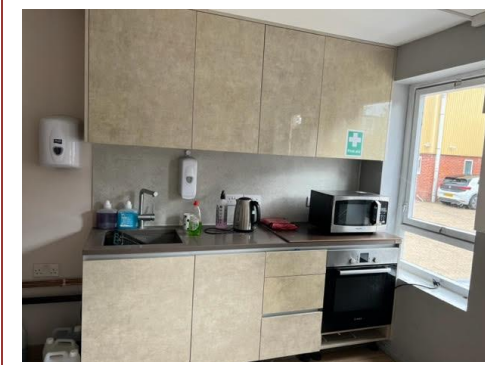
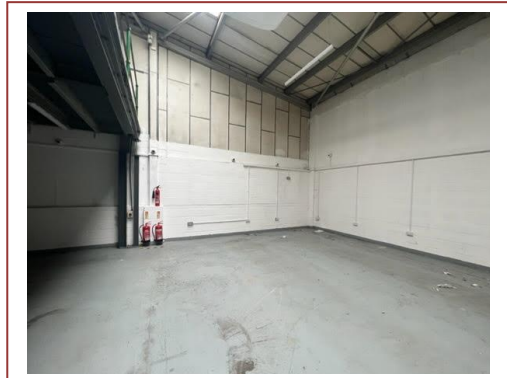
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

WAREHOUSE TO LET

**Situated in Prominent Location Along the West Wycombe Road
Available with 4 Car Parking Spaces**

**UNIT 8
MARLBOROUGH TRADING ESTATE
WEST WYCOMBE ROAD, HIGH WYCOMBE
BUCKS HP11 2LB**



**1,813 sq.ft. (168 sq.m) – 2,902 sq.ft. (269.6 sq.m)
Approximate Gross Internal Area**

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 - The property is conveniently situated on Marlborough Trading Estate with access from West Wycombe Road (A40) approximately half a mile west of High Wycombe town centre and 1.1/2 miles north of Junction 4 of the M40 motorway.

DESCRIPTION - A mid-terraced warehouse unit providing open plan production/storage accommodation along with ancillary offices and toilet facilities.

ACCOMMODATION (Areas are approx. Gross Internal)

Production/Storage & Ancillary -	1,813 sq.ft.
Mezzanine -	1,089 sq.ft.
TOTAL -	2,902 sq.ft. (269.6 sq.m)

Facilities include:-

- ◆ Phase 3 power
- ◆ Fluorescent lighting
- ◆ Gas blower heater
- ◆ Four Car Parking Spaces
- ◆ Roller shutter loading door
- ◆ Toilet facilities
- ◆ Kitchen facility

TERMS - The property is available on a new Full Repairing and Insuring Lease on terms to be agreed by negotiation.

RENT – £27,500 plus VAT per annum exclusive.

LEGAL COSTS – Each party is to be responsible for their own costs incurred in this transaction.

RATEABLE VALUE – The Valuation Office website indicates a Rateable Value of £22,250. Rate in the £ for 2023/24 is 49.9 pence.

ENERGY PERFORMANCE RATING: D - 79.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay
e-mail: adriand@dbk.co.uk / elliottm@dbk.co.uk
Tel: 01494 450951



Ref: JKH / 0923