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**Commercial Property Consultants** Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

**Preliminary Particulars** 

# TO LET

### Industrial / Warehouse Unit With Secure Gated Yard and New Roof

## **RENT ONLY £10.75 PER SQ.FT.**



### 9,339 Sq Ft (867.62 Sq M) Approx. Gross Internal Area

## 112A & 112B Coronation Road Cressex Business Park, High Wycombe Bucks HP12 3RP

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

Situated on High Wycombe's principal Business Park approximately 0.5 mile from Junction 4 of the M40. High Wycombe town centre lies approximately 1 mile to the south and benefits from most major retailers, plus a British Rail Station, which serves London Marylebone (quickest journey time approximately 21 minutes).

#### DESCRIPTION

A warehouse/factory building comprising two adjoining units with the following approximate areas:-

<b>112A Coronation Road</b> Ground Floor Factory/Office First Floor Office Total -	443.82 m² <u>109.93 m²</u> <u>553.75 m²</u>	4,777.28 sq. ft. <u>1,183.24 sq. ft.</u> <u>5,960.52 sq.ft.</u>
<b>112B Coronation Road</b> Ground Floor Factory First Floor Office Total -	264.31 m <sup>2</sup> <u>49.56 m<sup>2</sup></u> <u>313.87 m<sup>2</sup></u>	2,845.04 sq. ft. <u>533.52 sq. ft.</u> <u>3,379.56 sq.ft.</u>
TOTAL approx. Gross Internal Area -	867.62 sq.m	(9,339 sq.ft.)

Parking is available to the front and side. The property enjoys the benefit of a gated secure yard.

#### TERMS

The property is to be available on a new Full Repairing and Insuring lease.

#### RENT

£100,895 per annum exclusive (approx. £10.75 per sq.ft.), plus VAT if applicable.

#### RATES

The Valuation Office website indicates a Rateable Value of £2,075 as of 1<sup>st</sup> April 2023 for Unit A, 112 Coronation Road. Rates for Unit B, 112 Coronation Road to be confirmed.

#### ENERGY PERFORMANCE CERTIFICATE RATING:

112A – E124 112B – C66

LEGAL COSTS – Each party to pay their own costs.

VIEWING - Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy FAO: Adrian Dolan / Elliot Mackay Email: <u>adriand@dbk.co.uk</u> / <u>elliotm@dbk.co.uk</u> Telephone: 01494 450951



Ref: JKH/1223