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PROPERTY PARTICULARS

**Preliminary Particulars** 

## **TO LET**

# UNIT 8 LANE END INDUSTRIAL PARK LANE END, HIGH WYCOMBE BUCKS HP14 3BY



3,081 sq.ft. (286.22 sq.m) Approximate Gross Internal Measurement Plus Mezzanine Storage Area 1,551 sq.ft. (144.10 sq.m)

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

Lane End is approximately 3 miles west of High Wycombe and a similar distance southeast from Junction 5 of the M40 motorway.

This modern estate comprises 14 units with Veolia Water being the principal tenant.

#### DESCRIPTION

A modern purpose-built industrial unit constructed in the late 1980's of brick and profile steel elevations under a single pitch insulated roof. The accommodation in more detail is arranged as follows:-

Overall Total -	4,632 sq.ft. (430.36 sq.m)
Mezzanine Storage -	1,551 sq.ft. (144.10 sq.m)
Male & female WC's, and kitchenette First Floor offices - Sub Total -	• •
Industrial/Warehouse space, office, reception,	

#### TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

#### RENT

£38,500 per annum exclusive, plus VAT.

#### LEGAL COSTS

Each party to pay their own costs.

#### **BUSINESS RATES**

The Valuation Office website indicates a Rateable Value of £31,250 as of  $1^{st}$  April 2023. Rate in the £ for 2022/23 is 49.9 pence.

#### ENERGY PERFORMANCE RATING: E - 121

VIEWING - Strictly by appointment with the Sole Agents:

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

