



Commercial Property Consultants

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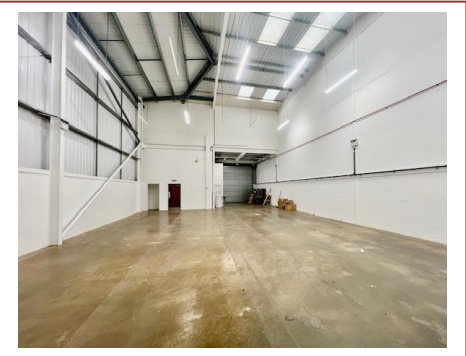
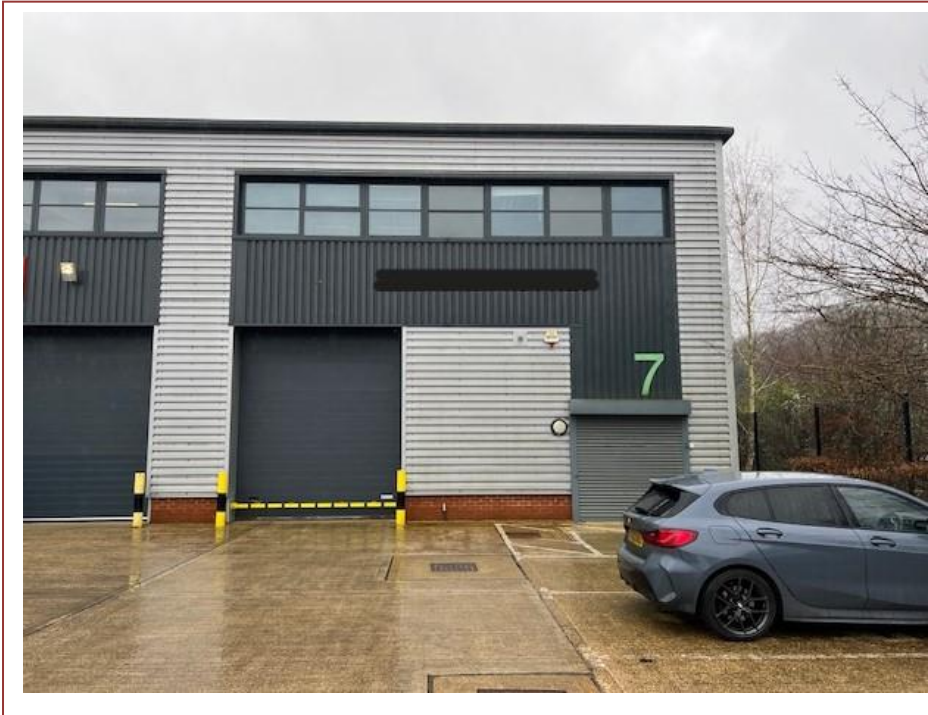
PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Modern Warehouse / Industrial / Trade Unit

**UNIT 7
HIGH WYCOMBE BUSINESS PARK
GENOA WAY, HIGH WYCOMBE
BUCKS HP11 1NY**



**3,443 sq.ft. (320 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

High Wycombe Business Park is a development of 9 units originally built by Goya Developments in 2013. The park is located adjacent to the main Wycombe Retail Park on the London Road. The estate is occupied by various trade and warehouse operators. It has easy access to the London Road (A40) and is a 5-minute drive from J3 of the M40 providing direct access to the M25. High Wycombe Town Centre and mainline train station are two miles west of the unit.

DESCRIPTION

The unit is modern in appearance with metal profile elevations, with 4 car parking spaces and loading bay to the front. The unit comprises main warehouse space with 7.25m eaves, ideal for storage/distribution use. The warehouse roof has excellent natural light (15%). The unit further benefits from first floor offices currently split into two rooms with central heating, perimeter trunking and modern suspended lighting. The warehouse floor has a loading of 30kN/sq.m.

The warehouse is extensively racked, which can be purchased by the prospective tenant by way of separate negotiation.

ACCOMMODATION (Approximate Gross Internal Area)*

Ground Floor -	2,683 sq.ft. (249 sq.m)
First Floor -	760 sq.ft. (71 sq.m)
TOTAL -	3,443 sq.ft. (320 sq.m)

*Floor areas provided by client.

TERMS

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

RENT

£49,950 per annum exclusive.

The above rent is exclusive of business rates, estate charge, insurance, utilities, and will be subject to VAT.

LEGAL COSTS

Each party to pay their own professional and legal costs.

BUSINESS RATES

The Valuation Office website indicates a Rateable Value of £46,750 as of 1st April 2023. Rate in the £ for 2022/23 is 49.9 pence.

ENERGY PERFORMANCE RATING: B – 27.

VIEWING – Strictly by appointment with the Joint Sole Agents:

Kempton Carr Croft
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Duncan Bailey Kennedy
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