



Commercial Property Consultants

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PROPERTY PARTICULARS

RENT FROM ONLY

£9.75 PER SQ.FT.

PER ANNUM

Preliminary Particulars

**Industrial Unit
With up to 15 Car Parking Spaces**

**UNIT 8
WESSEX ROAD INDUSTRIAL ESTATE
BOURNE END
BUCKS, SL8 5DT**



7,958 sq.ft. (739.38 sq.m) Approximate Gross Internal Area

TO LET

**The Unit Could Be Split into 2 Units
of approx. 3,700 sq.ft. GIA and 4,200 sq.ft. GIA**

LOCATION – Wessex Road is the principal industrial estate for Bourne End and is located less than one mile from the village centre. Access to the M40 and M4 motorways is via the A404, which is less than three miles from Wessex Road.

DESCRIPTION – A mid-terrace part two-storey unit having a low pitch roof with brick elevations, with the benefit of fitted offices, and roller shutter access door for loading to rear.

FEATURES include:-

- 15 Car parking spaces
- Good combination of storage/office space and trade counter
- Lighting
- Loading door
- Separate office entrance
- Male and female toilets

TERMS – A new lease(s) is available with terms to be agreed by negotiation.

RENT – For the whole unit from £9.75 per sq.ft. per annum exclusive, or if split from £11.50 per sq.ft. per annum exclusive.

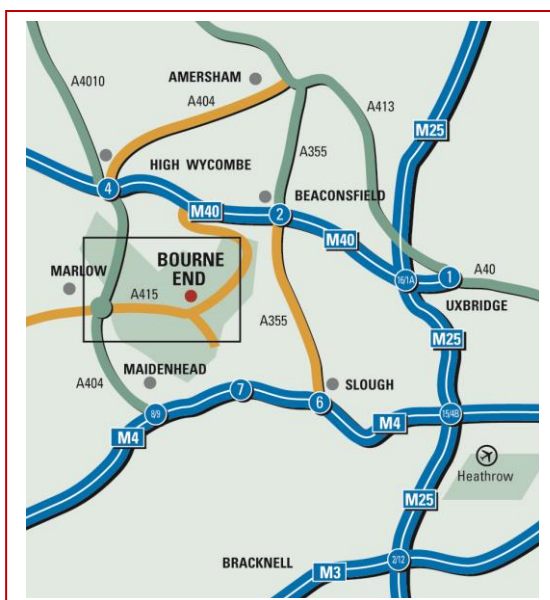
The above rents are exclusive of utilities, service charge, insurance and business rates.

VAT – VAT will be applicable to this letting.

RATEABLE VALUE – The Valuation Office website indicates a 2023 Rateable Value of £67,500. Rate in the £ for 2023/24 is 51.2 pence.

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

ENERGY PERFORMANCE RATING: B - 45.



VIEWING – Strictly by appointment with Sole Agents:

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