



**Commercial Property Consultants**

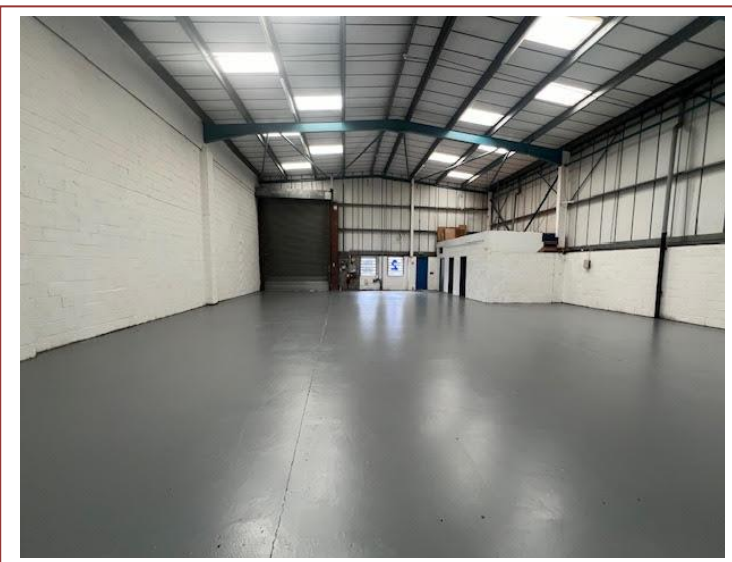
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PROPERTY PARTICULARS

*reliminary Particulars*

## Refurbished Single-Storey Warehouse Building

**UNIT 2  
PILOT TRADING ESTATE  
WEST WYCOMBE ROAD  
HIGH WYCOMBE  
BUCKS HP12 3AH**



**2,989 sq. ft. (277.70 sq. m) Approximate Gross Internal Area**

**TO LET**

## **LOCATION**

Pilot Trading Estate is situated on West Wycombe Road (A40), approximately one mile west of High Wycombe town centre, and two miles north of Junction 4 of the M40 motorway. Junction 5 of the M40 (Stokenchurch) is about six miles to the west, providing access to the M25, M4 and Heathrow Airport.

## **DESCRIPTION**

A semi-detached single-storey building of steel portal frame construction with part brick elevations and part profile clad. The building offers clear full height space, together with toilet and kitchen facilities.

## **ACCOMMODATION** (Approximate Gross Internal Area):

The building is 2,989 sq.ft. (277.70 sq.m)

## **FACILITIES include:-**

- Loading door
- Clear storage space
- 4 Car parking spaces
- Fluorescent lighting

## **TERMS**

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

## **RENT**

£39,595 per annum exclusive of business rates, service charge, and VAT if applicable.

## **RATEABLE VALUE**

The Valuation Office website indicates a Rateable Value of £25,000 as of 1<sup>st</sup> April 2023. Rate in the £ for 2023 is 49.9 pence.

## **ENERGY PERFORMANCE RATING**

D - 96.

## **FOR FURTHER INFORMATION CONTACT SOLE AGENTS:**

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