



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

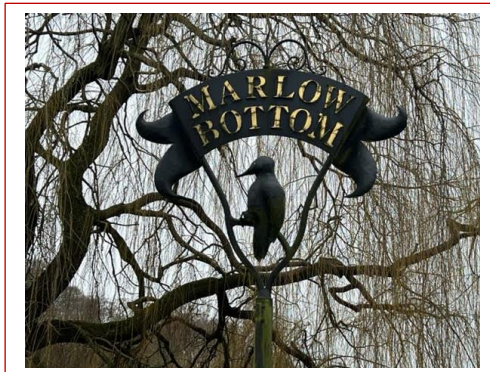
**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

TO LET

**Single Storey Industrial Warehouse / Storage Unit
Situating in Marlow Bottom**

**UNITS A5 & Z3, ROSE BUSINESS ESTATE
MARLOW BOTTOM
MARLOW, BUCKS SL7 3ND**



**565 sq.ft. (52.49 sq.m) – 1,213 sq.ft. (112.69 sq.m)
Approximate Gross Internal Area**

LOCATION

The Rose Estate is situated in a prominent position fronting Marlow Bottom Road, in the centre of Marlow Bottom, between Marlow and High Wycombe and with good access to the A404, M40 and M4 motorways and Heathrow Airport/London. The Rose Business Estate provides various types of small units suitable for a number of uses as industrial, workshop and storage together with on-site parking.

Marlow Bottom is an affluent area and the premises is situated close to many amenities and independent retailers including Marlow Bottom Pharmacy, Scoobies of Marlow, One Stop and Geezers Barbers.

DESCRIPTION

The units comprise ground floor Industrial storage units with open plan storage space. The premises is suitable for a variety of uses.

ACCOMMODATION (Approximate Gross Internal Area)

Unit A5 -	648 sq.ft. (60.26 sq.m)
Unit Z3 -	565 sq.ft. (52.49 sq.m)
Total approximate Gross Internal Area -	1,213 sq.ft. (112.69 sq.m)

FACILITIES include:-

- **Loading doors**
- **Car parking available on-site**
- **WC**
- **Kitchenette**
- **Potentially Small Business rates relief**

TERMS

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

RENT

Unit A5 -	£8,500 per annum, exclusive of business rates and building insurance.
Unit Z3 -	£7,250 per annum, exclusive of business rates and building insurance.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

To be confirmed.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
FAO : Elliot Mackay / Liam Ash
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