



**Commercial Property Consultants**

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**INDUSTRIAL STORAGE FACILITY**

**SUITABLE FOR OWNER / OCCUPIERS / DEVELOPERS / INVESTORS  
AVAILABLE PART INCOME PRODUCING  
OR WITH PART OR FULL VACANT POSSESSION**

**FOR SALE**



**CETEC HOUSE  
LINCOLN ROAD, CRESSEX BUSINESS PARK  
HIGH WYCOMBE  
HP12 1RG**

**From 23,622 Sq Ft (2,194.58 sq m)  
Approximate Gross Internal Area**

**LOCATION** - Situated on High Wycombe's principal Business Park approximately ½ mile from Junction 4 of the M40. High Wycombe town centre lies approximately 1 mile to the south and benefits from most major retailers, plus a Railway Station, which serves London Marylebone (quickest journey time approximately 30 minutes).

**ACCOMMODATION** – The approximate Gross Internal Areas are:-

Ground Floor Factory	15,624 sq.ft.	1,451.00 sq.m
Reception/offices	983 sq.ft.	91.32 sq.m
Rear First Floor Offices/store	3,565 sq.ft.	331.00 sq.m
Detached Rear Warehouse (Unit D)	3,448 sq.ft.	320.00 sq.m
<b>TOTAL</b>	<b>23,622 sq.ft.</b>	<b>2,194.58 sq.m</b>



There is a mezzanine storage area of 3,448 sq. ft. (320 sq.m) in Unit D.

Parking is available to the front, side and rear. Alternatively, the two areas to the side could be used as enclosed yards. The site extends to approximately 0.85 of an acre.

**LONG LEASEHOLD INTEREST** – A 125 year ground lease was entered into from March 2002 with five yearly upward only geared reviews. The gearing is 8.15% of the rack rental value of the premises. The current ground rent is £14,000 per annum with the next rent review due on 1<sup>st</sup> March 2022.

**TENANCIES** - The property has been sub-divided and currently leased on flexible terms, as set out below. Further information relating to the tenancies is available upon request.

Unit A will be rented out at £3,250.00 per month, exclusive of business rates and utilities which the tenants pay.

Unit B&C is rented out at £7,500 per month, exclusive of business rates and utilities which the tenants pay.

Unit D is rented out at £2,650 per month, exclusive of business rates and utilities which the tenants pay.

**PRICE** – £2,750,000 with either full vacant possession or with the existing tenants in situ in part.

**LEGAL COSTS** - Each party to be responsible for their own legal costs.

**VAT** - Will not be applicable.

**ENERGY PERFORMANCE RATING** - D – 95.

**VIEWING** - Strictly by appointment with Sole Agents:

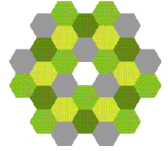
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**Tel: 01494 450951**



Ref: APD/HB 06/22

HM Land Registry  
Official copy of  
title plan

Title number **BM271450**  
Ordnance Survey map reference **SU8592NW**  
Scale **1:1250**  
Administrative area **Buckinghamshire :**  
**Wycombe**



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