



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

**Industrial / Warehouse Unit
on Established Trade Park**

**UNIT 8
CENTRAL PARK BUSINESS CENTRE
BELLFIELD ROAD
HIGH WYCOMBE
BUCKS HP13 5HG**



**2,071 sq.ft. (192.4 sq.m)
Approximate Gross Internal Area**

TO LET

LOCATION – The premises is situated within the popular Central Park development on Bellfield Road within High Wycombe town centre, adjacent to Morrisons superstore, and near to the A40. Junctions 3 and 4 of the M40 are equidistant 3.7 miles to the north and east of the property.

DESCRIPTION – A modern, brick-built unit providing open plan workshop/storage at ground floor level, accessed via a roller shutter door. The unit benefits from excellent natural light and offices at ground and first floor levels.

ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor

Warehouse and Ancillary 1,733 sq.ft. (161 sq.m.)

First Floor

Offices 338 sq.ft. (31.4 sq.m.)

TOTAL 2,071 sq.ft. (192.4 sq.m)

FEATURES

- Roller shutter 4m wide
- 6 Allocated parking spaces
- Male and female WC's
- Kitchen facilities
- 3 Phase power and gas supply
- Fully fitted offices

TERMS – The unit is available by way of a new full repairing and insuring lease with terms to be agreed by negotiation.

RENT - £26,500 plus VAT per annum exclusive.

The above rent is exclusive of business rates, estate charge, insurance, and utilities.

RATEABLE VALUE – The Valuation Office website indicates a 2017 rateable value of £19,750. Rate in £ for 2019/20 is 49.1 pence.

LEGAL COSTS – Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: D - 96.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS:

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