

MODERN WAREHOUSE / INDUSTRIAL / TRADE UNIT - TO LET



3,443 Sq.Ft. (320 Sq.M.) approx G.I.A.

Unit 7 High Wycombe Business Park

Genoa Way

High Wycombe

Bucks

HP11 1NY

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Location

High Wycombe Business Park is a development of 9 units originally built by Goya Developments in 2013. The park is located adjacent to the main Wycombe Retail Park on the London Road. The estate is occupied by various trade and warehousing operators. It has easy access to the London Road (A40) and is a 5-minute drive from J3 of M40 providing direct access to the M25. High Wycombe Town Centre and mainline train station are two miles west of the unit.

Description

The unit is modern in appearance with metal profile elevations, with 4 car parking spaces and loading bay to the front. The unit comprises main warehouse space with 7.25m eaves, ideal for storage/distribution use. The warehouse roof has excellent natural light (15%). The unit further benefits from 1st floor offices currently split into two rooms with central heating, perimeter trunking and modern suspended lighting.

The warehouse floor has a loading of 30kN/sq.m.

The warehouse is extensively racked, which can be purchased by the prospective tenant by way of separate negotiation.

Accommodation

	Sq. Ft.	M2
Ground floor	2,683	249
First floor	760	71
Total	3,443	320

Approx Gross internal area (GIA) floor areas provided by client.

Terms

A new fully repairing and insuring lease is to be granted for a term to be agreed.

Rent: £50,000 per annum inclusive

The above rent is exclusive of business rates, estate charge, insurance and utilities, and will be subject to VAT.

Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £46,000

We suggest the rateable value and rates payable are verified by contacting the ratings officer directly.

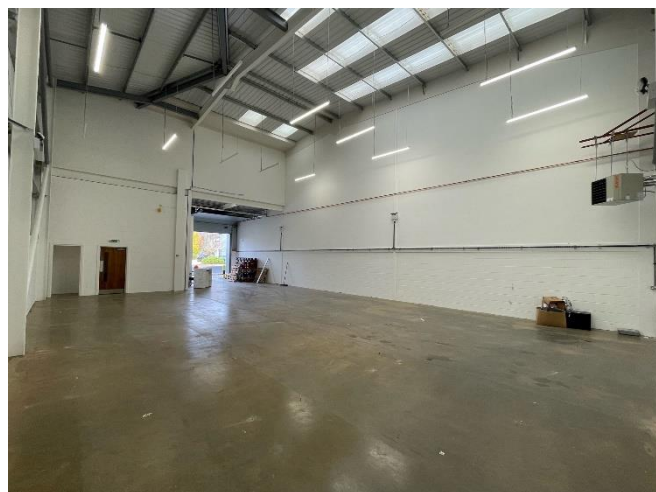
Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Energy Performance Rating

B-27



Viewing and further information



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