

For Sale

**FREEHOLD FOR SALE - UNIQUE OPPORTUNITY
STRICTLY CONFIDENTIALLY AVAILABLE**

- Prominent Industrial Unit situated on a site of approximately 0.75 acres
- Of interest to owner occupier and developers

Albion House

Lane End Road, High Wycombe, Sands Industrial Estate, HP12 4HG

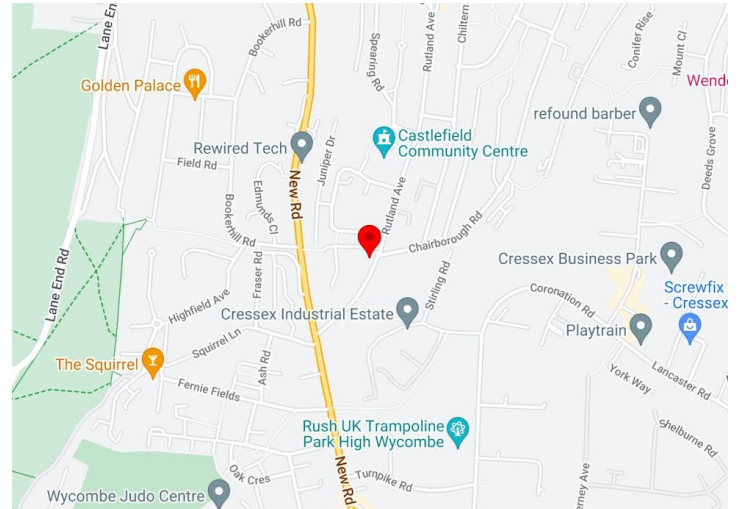
16,657 sq ft

1,547.49 sq m

Reference: #195243

Albion House

Lane End Road, High Wycombe, Sands Industrial Estate, HP12 4HG



Summary

Available Size	16,657 sq ft / 1,547.49 sq m
EPC	D (93)

Description

The unit is a double storey industrial unit typical of furniture manufacturing units in High Wycombe, the unit sits on a site of 0.75 acres on a regular shaped site. The property would be ideal for refurbishment or redevelopment.

Location

Located on the popular Sands Industrial Estate in High Wycombe, within a half mile of Junction 4 of the M40 motorway. The unit is located fronting onto the main Lane End Road.

Accommodation

The accommodation comprises the following areas (Approx. Gross Internal Area):

Name	sq ft	sq m	Availability
Ground - Ground Floor	7,733	718.42	Available
Ground - Lower Ground Floor	8,055	748.33	Available
Unit - Detached Building	869	80.73	Available
Total	16,657	1,547.48	

Business Rates

The Valuation Office indicates Rateable Values as of 1st April 2023 for the premises as follows:

Rate in the £ for 23/34 is £0.512p
£63,500.

Legal Costs

Each party is to be responsible for their own professional and legal fees.

Price

£1,675,000 plus VAT if applicable

Annie Smith

07596 316648
annie.smith@jll.com

Sarah Downes

07856 003033
sarah.downes@jll.com