



TO LET

UNIT 1C · ABERCROMBY INDUSTRIAL ESTATE

Abercromby Avenue, High Wycombe, HP12 3BW

5,565 sq ft (516.99 sq m)

Refurbished industrial / warehouse accommodation

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 1C, ABERCROMBY INDUSTRIAL ESTATE

ABERCROMBY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3BW

KEY FEATURES

- Stepped rent from £3,941.88 per month in Year 1, subject to a five-year lease
- Refurbished unit with an entirely new roof
- Allocated parking (approximately 1 space per 500 sq ft)
- Roller shutter loading door
- LED lighting and WC facilities
- High Wycombe location with access to the M40 and A404
- Owned by Petchey Holdings – contact landlord direct

DESCRIPTION

Unit 1C provides approximately 5,565 sq ft of refurbished industrial / warehouse accommodation on Abercromby Industrial Estate in High Wycombe.

The purpose-built unit benefits from an entirely new roof, redecorated accommodation, LED lighting and a roller shutter loading door. The warehouse offers a practical working area, with natural light through rooflights, WC facilities and allocated parking.

The accommodation would suit a range of industrial, workshop and storage requirements, subject to the necessary consents. New lease terms are available direct from the landlord.

LEGAL COSTS

Each party to bear their own professional and legal fees.

VAT

The property is elected for VAT. VAT is payable in addition to the rent.

LOCATION

Situated on Abercromby Avenue in High Wycombe, the estate provides an established commercial setting close to the town centre and its amenities.

The M40 connects towards London, Oxford and the M25, while the A404 provides access to the M4 and Thames Valley. High Wycombe railway station offers services to London Marylebone, Oxford and Birmingham.

ACCOMMODATION

Approximate gross internal area:

Unit	Sq ft	Sq m
Unit 1C	5,565	516.99

SERVICE CHARGE

£6,173 per annum. Further details available on request.

RENT

From £3,941.88 per month exclusive

Stepped rent proposal, subject to contract and a five-year lease:
Year 1: £8.50 per sq ft (£47,302.50 pa)
Year 2: £9.50 per sq ft (£52,867.50 pa)
Year 3: £10.50 per sq ft (£58,432.50 pa)
Remaining lease terms to be agreed. Exclusive of VAT and all other occupational costs.

VIEWING & FURTHER INFORMATION

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020 8252 8000



Warehouse interior and roller shutter loading access



Refurbished warehouse accommodation

Disclaimer: These particulars are for general information only and do not constitute an offer or form part of a contract. All measurements and distances are approximate. Petchey Holdings has not tested any services, facilities or equipment. Interested parties must satisfy themselves by inspection and independent enquiries as to the accuracy of the information, the condition of the property and the availability of all necessary planning, building regulation and other consents.