

2-10 PLANTATION ROAD & 1A BRAZILS YARD

AMERSHAM, BUCKINGHAMSHIRE HP6 6HJ

FREEHOLD INDUSTRIAL INVESTMENT, OWNER-OCCUPIER OR DEVELOPMENT OPPORTUNITY

Jaggard Macland

FOR SALE
£4,875,000

TO LET
£420,000 PA

36,365 SQ FT

SOLAR PV

3-PHASE POWER

INVESTMENT SUMMARY

A rare opportunity to acquire a substantial industrial complex in an established South Buckinghamshire commercial location. The property comprises the principal industrial/warehouse facility at 2-10 Plantation Road together with the adjoining warehouse at 1A Brazils Yard.

- 36,365 sq ft of industrial, warehouse and ancillary accommodation
- Lease expiry June 2027 with tenant break option from April 2027 (tenant has indicated they will be vacating). The lease is outside the renewal provisions of the Landlord and Tenant Act 1954.
- Significant rooftop solar photovoltaic installation
- 3-phase power, loading facilities and extensive parking
- The building benefits from a 1GB internet line
- The building was built in 1990
- Available as a whole or as two separate opportunities

36,365
TOTAL SQ FT

JUNE 2027
VACANT POSSESSION

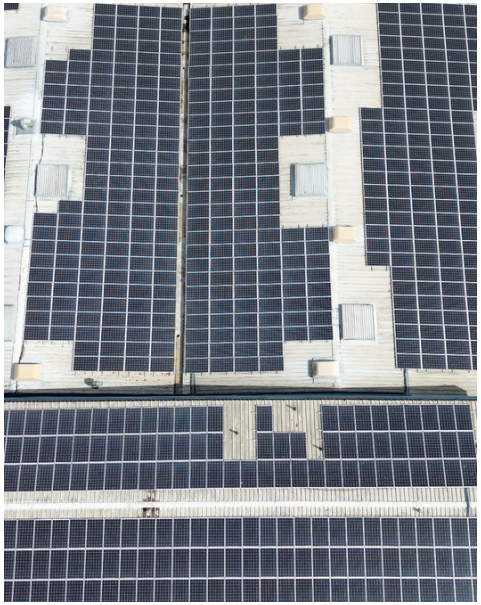


THE PROPERTY









2-10 PLANTATION ROAD

2-10 Plantation Road provides open-plan industrial and warehouse accommodation incorporating ground-floor office space, together with further open-plan offices at first-floor level. The accommodation includes concrete warehouse floors, LED lighting, loading facilities, air-conditioned offices, suspended ceilings, floor boxes providing power and data connectivity, and double-glazed windows with fitted blinds.

1A BRAZILS YARD

1A Brazils Yard provides open-plan industrial warehouse accommodation with an eaves height ranging from 3.9m to 8.1m. The property benefits from a roller shutter door and windows to the front elevation and currently has rear access to 2-10 Plantation Road.

KEY FEATURES

- Extensive roof-mounted solar PV
- 3-phase electricity supply
- LED warehouse and office lighting
- Loading and servicing areas
- Air-conditioned office accommodation
- 35+ car parking spaces

ACCOMMODATION

ACCOMMODATION	SQ FT	SQ M
2-10 Plantation Road - Ground Floor	25,953	2,409.46
2-10 Plantation Road - First Floor	5,276	490.14
1A Brazils Yard	5,136	477.15
TOTAL	**36,365**	**3,376.75**



PROPOSAL

COMBINED HOLDING

£4,875,000

To let: £420,000 per annum

2-10 PLANTATION ROAD

£4,000,000

To let: £350,000 per annum

1A BRAZILS YARD

£875,000

To let: £70,000 per annum

TENURE & OCCUPATIONAL INFORMATION

Freehold. Vacant Possession from June 2027.

BUSINESS RATES

2-10 Plantation Road & 1A Brazils Yard: Rateable Value £295,000 with estimated rates payable of £141,600.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING & FURTHER INFORMATION

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