

TO LET

HIGHLY VISIBLE ROADSIDE BUSINESS UNIT

A40 HIGH WYCOMBE, HP11 1DQ
COMPREHENSIVELY REFURBISHED



**PROMINENT
LOCATION**

170

A40 LONDON ROAD

**850-4,350 SQ FT
(79 SQ M -404 SQ M)**



30,000

average daily
vehicle flow



2 MILES

J3/J4 M40



DESCRIPTION

The building has been fully refurbished to a high standard and is suitable for various uses STP, including warehouse, trade counter, showroom, retail, medical, veterinary, educational, gym, and more.

The building offers a retail/office area in the front, with warehousing/showroom space behind. It includes a gated loading yard, on-site parking, a loading door, three-phase

power, double glazing, new flooring, and partial new roofing.

The unit could be subdivided.



ESTABLISHED RETAIL & TRADE AREA

The double fronted property is located in a highly prominent location, only one mile east of the town centre. Situated on the A40/London Road approximately two miles from the M40 motorway with High Wycombe station providing regular train services to London Marylebone (27 minutes). London Road has the largest concentration of retail warehousing in High Wycombe. Local occupiers include Lidl, Starbucks, Citygate, Kwik Fit and DFS.



ACCOMMODATION

Office /Retail - 850 sq ft (78.97 sq m)

Warehouse/Showroom - 3,500 sq ft (325.16 sq m)

Total - 4,350 sq ft (404 sq m) Gross Internal Area

EPC - B-45

RENT AND TERMS Rent on application.

RATEABLE VALUE The Valuation Office website indicates that the 1st April 2026 Rateable Value for the property is £39,000. Rate in the £ for 26/27 is 43.2p.



Tom Good
tomg@dbk.co.uk

Adrian Dolan
adriand@dbk.co.uk



Matt Illingworth
matt@hynesillingworth.com

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