



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

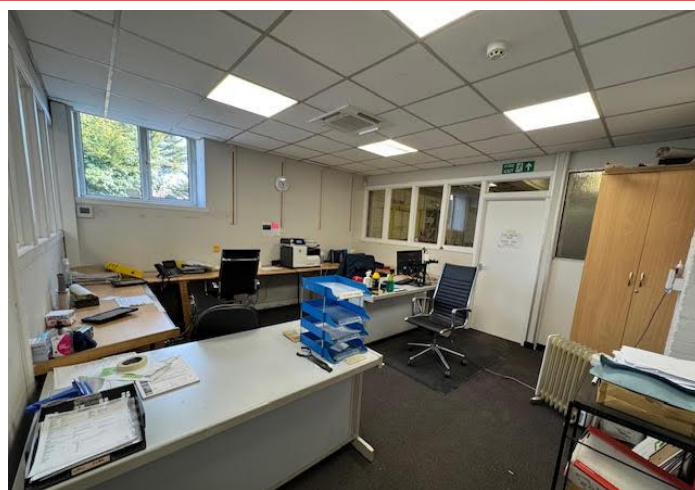
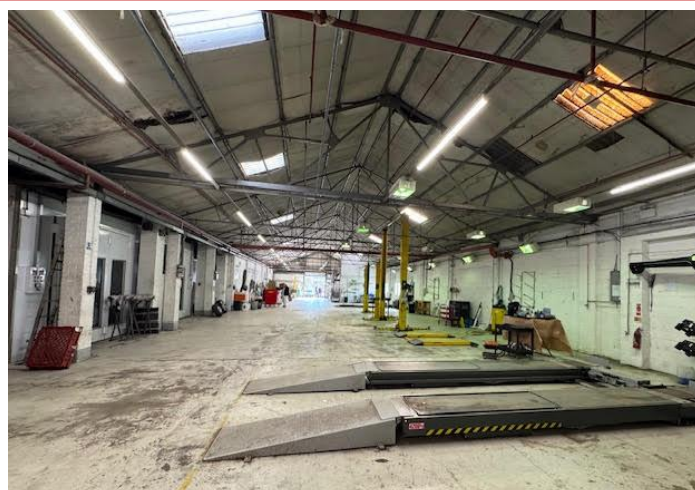
RENT ONLY

£9.95 PER SQ.FT.

Preliminary Particulars

Industrial / Warehouse Premises Previously Used as a Car Vehicle Repair Workshop

**UNIT 3, FAIRVIEW INDUSTRIAL ESTATE
BEECH ROAD, HIGH WYCOMBE
BUCKS, HP11 1RY**



**Approx. 12,902 sq.ft. (1,198.59 sq.m) Approx. Gross Internal Area
Plus Ancillary Loft / Light Storage 3,627 sq.ft.**

TO LET

LOCATION

The property is situated on Fairview Industrial Estate, just off Beech Road, adjoining the Wycombe Retail Park, which is approximately 1.5 miles from Junction 3 of the M40.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit offering ground floor workshop/production space along with ancillary offices and WC's. At first floor level the property has the benefit of storage, WC's, and a breakout area, together with additional mezzanine light storage accommodation. The property has previously been used as a motor vehicle workshop and has the benefit of at least 20 car parking spaces.

ACCOMMODATION (Approximate Gross Internal Area)

Ground Floor Warehouse/Production and Ancillary, Offices, WC's	10,479 sq.ft.
First Floor Storage and Ancillary -	2,423 sq.ft.
Total approximate Gross Internal Area -	12,902 sq.ft. (1,198.59 sq.m)
Additional Ancillary Loft / Light Storage -	3,627 sq.ft. (336.95 sq.m)

FEATURES include:-

- Rear loading door
- First floor breakout area
- Male and female WC's
- Office accommodation
- Phase 3 power
- Goods lift to first floor
- In excess of 20 car parking spaces

TERMS

The property is available by way of a new full repairing and insuring lease with terms to be agreed by negotiation.

RENT

£128,375 (approx. £9.95 per sq.ft.) per annum exclusive, plus VAT if applicable.

The above rents are exclusive of utilities, service/estate charge, insurance and business rates.

RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £65,500. Rate in the £ for 2023/24 is 54.6 pence.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING: E – 116.

VIEWING – Strictly by appointment with Sole Agents:

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