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FREEHOLD FOR SALE

INDUSTRIAL UNIT WITH LARGE SELF-CONTAINED YARD

**Windsor Works
Abercromby Industrial Estate
Abercromby Avenue, High Wycombe
Bucks HP12 3AX**



**12,991 sq.ft. (1,206.86 sq.m) Approximate Gross Internal Area
Plus Mezzanine Storage Area 1,091 sq.ft. (101.42 sq.m)**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is situated off Abercromby Avenue on Abercromby Industrial Estate, which is centrally located approximately one mile from High Wycombe town centre, and approximately two miles from Junction 4 of the M40 motorway, which provides access to the M25, and the M4 motorway via the A404. High Wycombe mainline railway station provides services to London and Marylebone (less than 30 minutes).

DESCRIPTION

The property comprises a detached self-contained industrial warehouse building with the benefit of a self-contained yard, an eaves height of between approximately 5-6 metres, as well as offices and WC facilities at ground and first floor level.

ACCOMMODATION

Ground Floor Warehouse & Ancillary -	12,257 sq.ft.
First Floor Offices -	734 sq.ft.
Total approximate Gross Internal Area -	12,991 sq.ft. (1206.86 sq.m)

In addition, there is also a mezzanine storage floor of approximately 1,091 sq.ft. (101.42 sq.m)

AMENITIES

- Self-contained yard
- Two loading doors
- Phase 3 power with 200 amp supply
- First floor offices
- Male and female WC's
- 5-6m Eaves
- Large yard area

PRICE

£1,675,000 for the freehold interest. We understand from the vendors that VAT is not applicable on the purchase price in this instance.

RATEABLE VALUE

We have been advised by our client that the rateable value for the property as of 1st April 2026 is £65,500. Rate in the £ for 2026/7 is 48.0p.

ENERGY PERFORMANCE RATING: To be confirmed.

LEGAL COSTS

The purchaser is to be responsible for the Landlord's legal costs incurred in this transaction.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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Ref: JKH/1224