



## Commercial Property Consultants

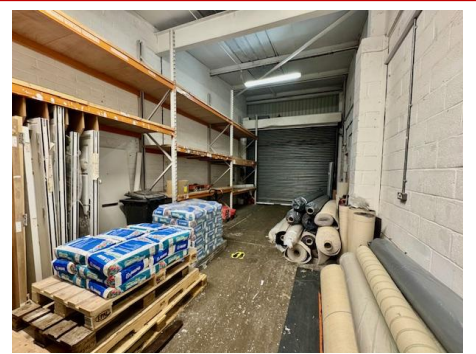
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PROPERTY PARTICULARS

### *Preliminary Particulars*

## Centrally Located Business Unit Ideal for a Showroom / Trade Counter / Lab

**UNIT 1, WYCOMBE INDUSTRIAL MALL  
WEST END STREET, HIGH WYCOMBE  
BUCKS HP11 2QY**



**2,743.71 sq.ft. (254.89 sq.m) Approximate Gross Internal Area**

**TO LET**

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

Wycombe Industrial Mall is situated just off West End Street close to its intersection with Desborough Road. High Wycombe town centre is only a short distance away, and junction 4 of the M40 motorway is approximately 1.1/4 miles distant.

## DESCRIPTION

The Mall is a development comprising 12 units constructed of steel frame with profile steel sheet cladding above, under a mono-pitched roof. The unit would be suitable for a showroom / trade counter / lab use. The unit also has the benefit of a pick and pack area.

### Facilities include:-

- Four parking spaces
- WC facilities
- Category 5 Cabling
- Electric Vehicle Charging Point
- Air conditioning units
- CCTV and Access System
- Three-phase Power

## ACCOMMODATION (Approximate Gross Internal Area)

|                    |                                      |
|--------------------|--------------------------------------|
| Ground Floor       | 2,374.62 sq.ft. (220.61 sq.m)        |
| First Floor Office | 369.09 sq.ft. ( 34.29 sq.m)          |
| <b>Total</b>       | <b>2,743.71 sq.ft. (254.89 sq.m)</b> |

## TO LET

The unit is available on a new Full Repairing and Insuring Lease for a term by arrangement, to be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

## RENTAL

£34,950 per annum exclusive. VAT is applicable in this transaction.

## RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £22,500. Rate in the £ for 2023/24 is 49.9 pence.

## ENERGY PERFORMANCE RATING

To be confirmed.

**VIEWING** - By appointment with the Sole Agents:-

**Duncan Bailey Kennedy**  
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