



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO
BUSINESS RATES
PAYABLE

What3words:///recapture.homes.tissue

Former Agricultural Units Plus Optional Storage Containers Suitable for B1 or B8 Use

**OLD RIFLE RANGE FARM
RISBOROUGH ROAD, GREAT KIMBLE
BUCKS HP17 0XS**



**From 1,000 sq.ft. (92.90 sq.m) and 4,240 sq.ft. (393.90 sq.m) approx. GIA
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

Old Rifle Range Farm is situated parallel to the A4010 Risborough Road, linking Princes Risborough to Aylesbury. Princes Risborough Chiltern Railway Station is approximately 2 miles drive, providing services to London Marylebone and Birmingham. The M40 motorway, Junction 6, is approximately 10 minutes drive.

DESCRIPTION

Old Rifle Range Farm offers a selection of units suitable for B1 (light industrial) or B8 (storage) uses. The two available units provide open plan storage space, Unit B has the benefit of a WC and small office on the first floor, and the storage unit could be split into smaller units.

Please note, motor trade is not permitted on site.

ACCOMMODATION (Approximate Gross Internal Areas):

Storage Unit -	2,839 sq.ft. (264 sq.m)
Unit B -	1,401 sq.ft. (130.15 sq.m)

FEATURES

- Fluorescent or sodium lighting
- Water and electric supply
- Two allocated car parking spaces with Unit B
- Storage Unit available to split into smaller units

N.B. There is optional storage containers available to let by separate negotiation.

TERMS

The properties are available on a new flexible full repairing and insuring lease(s) to be agreed by negotiation.

RENTS

Storage Unit -	£24,000 per annum exclusive
Unit B -	£12,000 per annum exclusive

VAT - VAT is not applicable to the rents.

RATES

To be assessed.

LEGAL COSTS – The incoming tenant is to be responsible for the Landlord's legal costs and Agent's fees.

VIEWING - Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Liam Ash
Telephone: 01494 450951
adriand@dbk.co.uk / liama@dbk.co.uk

