



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

**RENT FROM
ONLY £8.50
PER SQ. FT**

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Preliminary Particulars

INDUSTRIAL / WORKSHOP UNIT

**UNIT 1C, ABERCROMBY INDUSTRIAL ESTATE,
ABERCROMBY AVENUE, HIGH WYCOMBE
BUCKS HP12 3BW**



5,565 Sq.Ft. (516.99 Sq.M) approx. Gross Internal Area

TO LET

LOCATION

Abercromby Works is centrally located within High Wycombe. High Wycombe offers excellent transport links via the M40 leading onto the M25 and M4 via the A404. Within the town centre is the mainline railway station, which provides services to London Marylebone in less than 30 minutes, Oxford and Birmingham.

DESCRIPTION

Unit 1C is a purpose built industrial unit with the benefit of an entirely new roof, new decoration throughout, roller-shutter loading door, toilet facility, and LED lighting.

The unit has allocated car parking at 1:500 sq.ft.

ACCOMMODATION (Approximate Gross Internal Area):

Total Area - 5,565 sq.ft. (516.99 sq.m)

TERMS

The property is available by way of a new Full Repairing and Insuring Lease direct from the Landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

Year 1 – from £8.50 per sq. ft.

Year 2 – from £9.50 per sq. ft.

Year 3 – from £10.50 per sq. ft.

The above rent is exclusive of business rates, estate charges, insurance and utilities, and may be subject to VAT.

VAT

It is understood the property is elected to pay VAT.

RATES

The Valuation Office website indicates a rateable value of £39,000 from 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

LEGAL COSTS

Each party to bear their own professional and legal costs incurred throughout the legal process.

VIEWING - Strictly by appointment with the Joint Sole Agents Kempton Carr Croft or

Duncan Bailey Kennedy

FAO: Adrian Dolan / Jim Sheldon / Liam Ash

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