Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

RENT FROM ONLY £8.50 PER SQ. FT

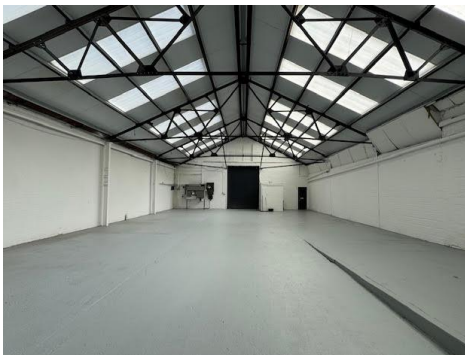
What3words:///give.tools.things

Preliminary Particulars

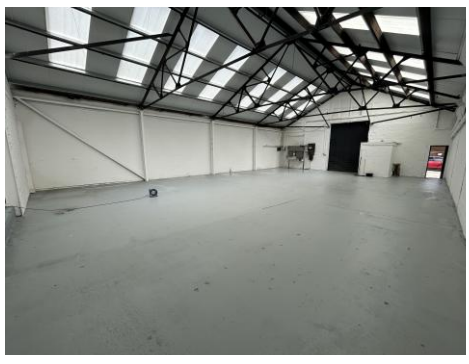
INDUSTRIAL / WORKSHOP UNIT

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

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
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
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Ref. JKH / 0925