Duncan Bailey Kennedy
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PROPERTY PARTICULARS

What3words:///give.tools.things

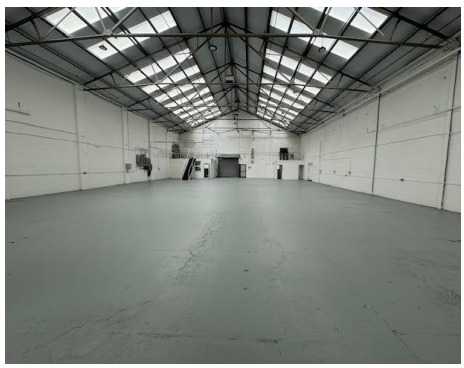
Preliminary Particulars

INDUSTRIAL / WAREHOUSE UNIT

UNIT 2, ABERCROMBY INDUSTRIAL ESTATE ABERCROMBY AVENUE, HIGH WYCOMBE BUCKS HP12 3BW









5,799 Sq.Ft. (538.73 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 2 is a purpose built industrial unit with the benefit of a loading door, toilet facilities, LED lighting, an entirely new roof, and new decoration throughout. The unit has allocated parking at 1:500 sq.ft.

ACCOMMODATION (Approximate Gross Internal Area):

Total Area - 5,799 sq.ft. (538.73 sq.m)

TERMS
The property is available on a new Full Repairing and Insuring Lease direct from the Landlord, on terms to be agreed by negotiation.

RENT
From £4,107.63 per month exclusive in Year 1, subject to contract and a five-year lease:

Year 1: £ 8.50 per sq.ft. (£49,291.50 per annum)
Year 2: £ 9.50 per sq.ft. (£55,090.50 per annum)
Year 3: £10.50 per sq.ft. (£60,889.50 per annum)

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

VAT
The property is elected to pay VAT.

RATES
The Valuation Office website indicates a rateable value of £38,750 as of 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence.

ENERGY PERFORMANCE CERTIFICATE: D – 98.

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