



Commercial Property Consultants

Offices at High Wycombe and Marlow

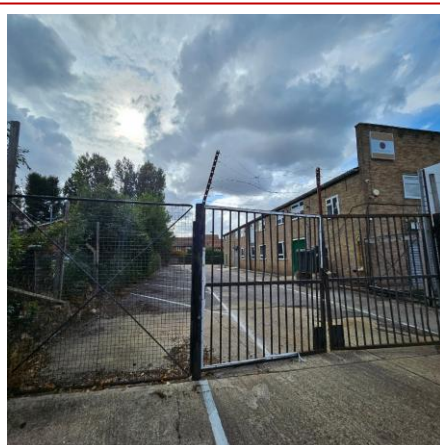
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PROPERTY PARTICULARS

Preliminary Particulars

INDUSTRIAL/STORAGE UNIT WITH SELF CONTAINED YARD, SUITABLE FOR A VARIETY OF USES

**Unit 4, 10-11 Halifax Road
Cressex Business Park
High Wycombe, Bucks HP12 3SD**



4,869 Sq Ft (452 Sq M) Approximate Gross Internal Area

TO LET

LOCATION

Halifax Road is situated off Coronation Road, the main spine road to the Cressex Business Park, which itself is situated close to Junction 4 of the M40 motorway. High Wycombe town centre is approximately 1.5 miles drive.

DESCRIPTION

Unit 4 is a comprehensively refurbished industrial/warehouse unit comprising ground floor workshop / storage accommodation with additional workshop / storage on the first floor. The building is of brick and steel framed construction with concrete floor and pitched corrugated roof.

ACCOMMODATION – (Approximate Gross Internal Area):

Ground Floor - 2,318 sq.ft. (215 sq.m)

First Floor - 2,551 sq.ft. (237 sq.m)

TOTAL - 4,869 sq.ft. (452 sq.m)

AMENITIES

- Four loading doors
- Self-contained yard
- Large secure gated car park
- Loading bay
- WC facilities

TERMS

The property is to be let on a new full repairing and insuring lease for a term to be agreed, outside the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954.

RENT

£50,000 plus VAT, per annum exclusive.

RATES

The Valuation Office website indicates a Rateable Value of £36,750 from 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: C - 73.

VIEWING - By appointment with the Sole Agents:-

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