



PROPERTIES FOR SALE RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING
NEW LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

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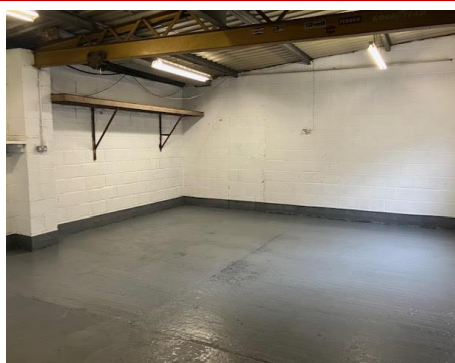
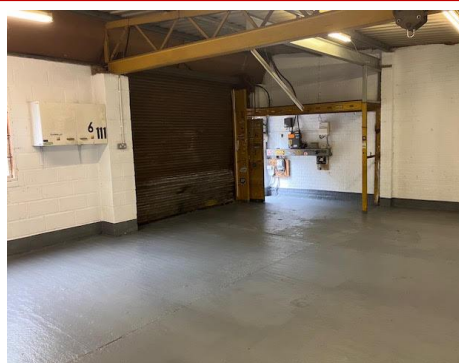
PROPERTY PARTICULARS

POTENTIALLY NO
BUSINESS RATES
PAYABLE

Preliminary Particulars

Industrial Warehouse Unit

**Unit 1, Five Acre Farm
Spurlands End Road, Geat Kingshill
Bucks HP15 6PE**



585 sq.ft. (59.39 sq.m) Approximate 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

The property forms part of a small complex of industrial and industrial units on Spurlands End Road, close to Holmer Green, approximately four miles north of High Wycombe.

DESCRIPTION

The property offers ground floor storage and production space with roller shutter door. The unit benefits from three phase power, concrete flooring, and lighting.

ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor - 585 sq.ft. (59.39 sq.m)

TERMS

A new lease is available with terms to be agreed by negotiation. The lease to be excluded from the Security of Tenure provisions of the Landlord & Tenant Act.

RENT

£9,500 per annum.

The above rent is exclusive of business rates, estate, service / maintenance charge, and VAT if applicable.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £3,950 as of 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence.

Small business rates relief may be applicable.

USE

No motor trade.

ENERGY PERFORMANCE CERTIFICATE RATING

C - 65

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy

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