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

VAT IS NOT APPLICABLE ON THE PURCHASE PRICE

Preliminary Particulars

Industrial Warehouse Unit

Unit D, Sands Industrial Estate Progress Road, High Wycombe, Bucks HP12 4JD







Approx. 2,800 Sq.Ft. (260.13 Sq.M.) Gross Internal Area

VIRTUAL FREEHOLD FOR SALE WITH VACANT POSSESSION

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 is prominently located along Progress Road on the Sands Industrial Estate, which lies approximately 2.5 miles equidistant from Junction 4 of the M40 motorway and High Wycombe town centre.

DESCRIPTION
The premises comprise a mid staggered terrace industrial unit constructed of steel portal frame with block work and profile steel cladding elevations.

ACCOMMODATION (Approx. Gross Internal Area)

Ground Floor -	2,800 sq.ft. (260.13 sq.m)
Additional Mezzanine -	1,150 sq.ft. (106.84 sq.m)
Total -	**3,950 sq.ft. (366.97 sq.m)**

AMENITIES
- Eaves Height 6m to 8.3m
- 8 Car Parking Spaces
- Mezzanine Office/Store
- Ground Floor Office Area
- Male and Female WC's
- Three Phase Power

TERMS
The property is available For Sale via a 999 year lease at an asking price of £625,000, subject to contract.

VAT – We understand that VAT is not applicable.

RATES
To be confirmed.

LEGAL COSTS
Each party to be responsible for their own costs incurred in the transaction.

ENERGY PERFORMANCE RATING: C - 71.

VIEWING – By appointment with Sole Agents:

Duncan Bailey Kennedy
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