



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

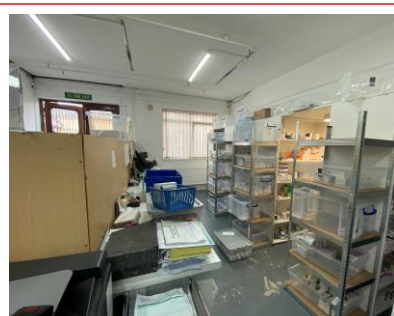
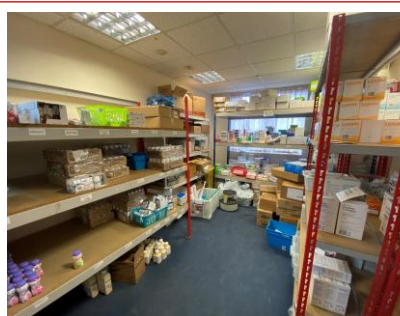
POTENTIALLY NO

BUSINESS RATES

PAYABLE

Ground Floor Budget Industrial / Storage / Office / Business Unit With On-Site Parking

**Unit 8, Riverside Business Centre
Victoria Street, High Wycombe
Bucks HP11 2LT**



1,800 sq.ft. (167.22 sq.m) 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 Riverside Business Centre is located only a half a mile from the mainline rail station and a short walk into the town centre. The new Lidl store is in the next street. The A40 West Wycombe Road runs past Victoria Street and offers easy access to the M40 at either Junction 4 (High Wycombe) or Junction 5 (Stokenchurch).

DESCRIPTION

The units available are suitable for storage, industrial or office use. They have the benefit of loading doors, 24/7 CCTV, parking, and WC's.

ACCOMMODATION (Approximate Gross Internal Area)*

Unit 8 - 1,800 sq.ft. (167.22 sq.m)

TERMS

The unit is available on a new flexible licence on terms to be agreed by negotiation.

RENT

£21,600 per annum exclusive of all other outgoings, including business rates, insurance, service charge and utilities.

RATES

The Valuation Office website indicates a 2026 Rateable Value of £11,750. Rate in the £ for 2026/27 is 43.2 pence. Potentially no business rates payable.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING: E – 117.

VIEWING – Strictly by appointment through the Joint Agents:

Duncan Bailey Kennedy
Adrian Dolan / Jim Sheldon / Liam Ash
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***These details have been compiled from information supplied to us by the landlords.
Measurements should be verified by any ingoing tenants.**

Ref: JKH / 0724