Duncan Bailey Kennedy
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**Commercial Property Consultants**
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PROPERTY PARTICULARS

*Preliminary Particulars*

# GROUND AND FIRST FLOOR INDUSTRIAL / STORAGE / OFFICE / SHOWROOM / BUSINESS UNIT

## UNIT 10/10C NORTH'S ESTATE
## OLD OXFORD ROAD, PIDDINGTON,
## HIGH WYCOMBE, BUCKS HP14 3BE









**2,827 Sq.Ft. (262.66 Sq.M)**
**Approximate Gross Internal Area**

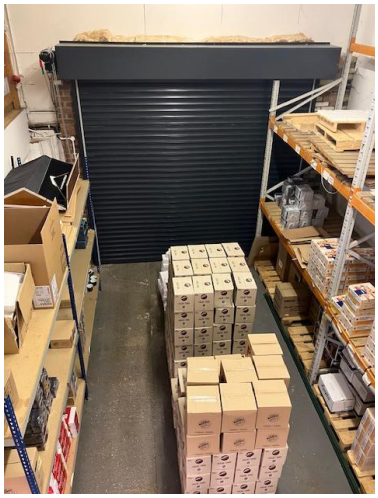
**TO LET**

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***
North's Estate is situated fronting Old Oxford Road, Piddington, approximately 4 miles west of High Wycombe, and a similar distance east of Junction 5 of the M40 at Stokenchurch.

***DESCRIPTION***
North's Estate comprises various industrial and office units, providing a range of buildings together with on-site car parking. The unit can be found at the front of the estate and benefits from a rear loading door and allocated parking directly in front.

***ACCOMMODATION***



Ground Floor

| | |
|---|---|
| Reception / Trade Counter | 325 sq.ft. |
| Rear Office /Store | 152 sq.ft. |
| Warehouse - | 526 sq.ft. |
| WC's/Kitchen - | 89 sq.ft. |
| Store / Workshop (Unit 10c) | 321 sq.ft |
| TOTAL GROUND FLOOR - | 1,413 sq.ft. (131.28 sq.m) |

First Floor

| | |
|---|---|
| Showroom / Office | 810 sq.ft. |
| Meeting Room / Office / Store - | 296 sq.ft. |
| Storage - | 308 sq.ft. |
| TOTAL FIRST FLOOR - | 1,414 sq.ft. (131.31 sq.m) |

**OVERALL TOTAL - 2,827 sq.ft. (262.66 sq.m)**

***AMENITIES***

- Eaves height 5.25m rising to 6.25m
- 7 On-site parking spaces
- Electric loading door 3.5m wide x 3m high
- Goods lift
- Double glazed windows
- Air con via heat pump
- Kitchen and WC facilities
- 3 phase power
- Fluorescent lighting
- EV charging point

***TERMS***
The unit is available by way of a new effective full repairing and insuring lease.

***RENT***
£32,500 per annum exclusive, plus VAT.

The above rent is exclusive of service charge, business rates, insurance and utilities.

***RATES***
To be re-assessed.

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

***ENERGY PERFORMANCE RATING:*** D - 77

***VIEWING*** – Strictly by appointment with the Sole Agents:

**Duncan Bailey Kennedy**
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***Ref: HB / 0526***