



ONS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING
LETTINGS A EWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

For details of all available properties visit our website

PROPERTY PARTICULARS

RENT ONLY £12.50

PER SQ.FT.

Preliminary Particulars

Business Unit Suitable for Light Industrial / Storage Use With On-Site Parking and Three Phase Power

Unit B, Brow Business Centre
Copyground Lane, High Wycombe
Bucks HP12 3HE



2,185 Sq.Ft. (203 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

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Copyground Lane is situated to the west of the town centre, off Desborough Avenue, and as such provides easy vehicular access to the A40 (West Wycombe Road) and the M40 (Junction 4).

DESCRIPTION

The available unit is a self-contained two-storey business unit and the available space could be suitable for storage or industrial use. The property has the benefit of allocated car parking, WC's, and provides open plan accommodation on the first floor, with cellular rooms to the rear.

ACCOMMODATION (Approximate Gross Internal Area)

Ground Floor -	1,092 sq.ft. (101 sq.m)
First Floor -	1,093 sq.ft. (102 sq.m)
Total -	2,185 sq.ft. (203 sq.m)

TERMS

The unit is available on a lease on terms to be agreed by negotiation.

RENT

£27,312.50 per annum (£12.50 per sq.ft.) exclusive of all other outgoings, including business rates, insurance, and utilities.

RATES

The Valuation Office website indicates a 2026 rateable value of £13,000 for the ground floor, and £12,750 for the first floor.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING

On application.

VIEWING – Strictly by appointment through the Joint Sole Agents:

Duncan Bailey Kennedy
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