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Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

WAREHOUSE / INDUSTRIAL UNIT

UNIT 2, THE GATEWAY CENTRE CORONATION ROAD, CRESSEX BUSINESS PARK, HIGH WYCOMBE BUCKS HP12 3SU



10,838 sq.ft. (1,006 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 Gateway Centre, which forms part of the Cressex Business Park, is located less than one mile from Junction 4 of the M40 motorway. The M40 provides access to the Midlands, M25 and Central London via the A40, and to Junction 8/9 of the M4 via the A404 Marlow By-pass. Cressex Business Park, which is within one mile of the town centre, is High Wycombe's main employment area and has attracted a number of major companies. High Wycombe mainline railway station provides regular train services to London Marylebone and Birmingham Snow Hill.

DESCRIPTION

Unit 2 is an end of a terrace of similar units comprising of steel frame construction with elevations of brick, metal and steel profile cladding. The property has offices at ground and first floor level, with loading area at the rear of the unit. The unit has a minimum eaves height of 6.3m and benefits from ample parking at the front and rear of the unit.



ACCOMMODATION (Areas are approx. Gross Internal):

Ground Floor Warehouse / Office / Ancillary - 8,826 sq.ft.
First Floor Office and Ancillary - 2,013 sq.ft.

Total approximate Gross Internal Area - 10,838 sq.ft. (1,006 sq.m)

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed by negotiation.

RENT

On application. The rent is exclusive of business rates, utilities, estate charge, and building insurance.

VAT is applicable on the rent.

RATES

The Valuation Office website indicates a Rateable Value of £148,000 as of 1st April 2026. Rate in the £ for 2026/27 is 48.0 pence.

LEGAL COSTS - Each party to bear their own legal fees in this transaction.

ENERGY PERFORMANCE CERTIFICATE: C – 70.

VIEWING – Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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