



ONS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING
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Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Potentially Zero

Business Rates

Payable

Preliminary Particulars

Compact Workshop Unit

**UNIT 5A, FRYERS WORKS
ABERCROMBY AVENUE
HIGH WYCOMBE
BUCKS, HP12 3BW**



TO LET

729 sq.ft. (68 sq.m) Approximate Gross Internal Measurement

FLEXIBLE LEASE TERMS AVAILABLE

LOCATION

The unit is situated within the centre of High Wycombe, just off the West Wycombe Road (A40), approximately two miles from Junction 4 of the M40 and one mile from High Wycombe town centre, bus station, and mainline railway station providing regular services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The accommodation can be found at mezzanine floor level and benefits from 3 phase power, a personnel door and shared car park.

The accommodation is open plan and benefits from shared kitchen, toilets, and loading bay/hoist.

ACCOMMODATION (Approximate Gross Internal Area):

Total - **729 sq.ft. (68 sq.m)**

TERMS

A new flexible lease term by arrangement.

RENT

£5,450 per annum exclusive. VAT is not applicable.

Rents are exclusive of Business Rates, utilities, service charge and insurance, all of which the tenant is to be responsible.

BUSINESS RATES

The Valuation Office website indicates a 2026 Rateable Value of £3,400. Rate in the £ for 2026/27 is 43.2 pence. Small Business Relief may be applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy

FAO: Adrian Dolan / Jim Sheldon / Liam Ash

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