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Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Potentially Zero

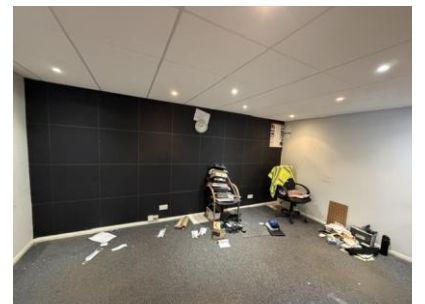
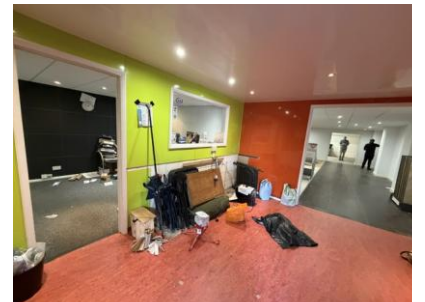
Business Rates

Payable

Preliminary Particulars

Industrial / Workshop / Warehouse Unit

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



TO LET

2,182 sq.ft. (203 sq.m) Approx. Gross Internal Measurement

FLEXIBLE LEASE TERMS AVAILABLE

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 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 within a purpose-built period industrial building.

FEATURES:-

- Shared loading bay / hoist
- Personal door access
- Shared WC's
- Use of a common car park
- 3 Phase power
- Suspended ceiling

ACCOMMODATION (Approximate Gross Internal Area):

Total – **2,182 sq.ft. (203 sq.m)**

TERMS

A new lease is to be agreed for a flexible term by arrangement.

RENT

£15,950 per annum exclusive of Business Rates, service charge, utilities and building insurance. VAT is not applicable.

BUSINESS RATES

The Valuation Office website indicates a 2026 Rateable Value of £8,600. Rate in the £ for 2026/27 is 43.2 pence. Small Business Relief may be applicable.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Jim Sheldon / Liam Ash
Telephone: 01494 450951
adriand@dbk.co.uk / jims@dbk.co.uk / liama@dbk.co.uk

