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Commercial Property Consultants

Offices at High Wycombe and Marlow

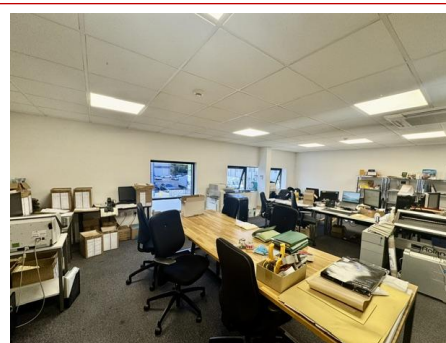
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PROPERTY PARTICULARS

Preliminary Particulars

Industrial / Warehouse Unit

**Unit 8, Network 4
Lincoln Road, Cressex Business Park
High Wycombe
Bucks HP12 3RF**



**3,584 Sq.Ft. (332 Sq.M)
Approximate Gross Internal Area**

TO LET OR FOR SALE

LOCATION – Network 4 is situated on Lincoln Road, Cressex Business Park, approximately one mile from Junction 4 of the M40 motorway, and about 1.5 miles south of High Wycombe town centre.

DESCRIPTION – Unit 8, Network 4 consists of a modern production / warehouse unit of steel portal frame construction with profile cladding. The current owners have installed a substantial mezzanine to provide further office and storage space.

ACCOMMODATION – (Approximate Gross Internal Area):

Ground Floor Warehouse /
Production and Ancillary 1,997 sq.ft. (185.49 sq.m)

Mezzanine Offices / Storage
/ Production 1,587 sq.ft. (147.46 sq.m)

TOTAL - 3,584 sq.ft. (332 sq.m)

AMENITIES

- 7m Internal eaves height
- Full height insulated profile cladding
- Double glazed window units to front elevation
- 3 Phase power
- 45k/sq.ft. Load rating
- Clear height to ground floor 2.7m
- Mains gas
- Disabled WC
- Roller shutter door
- 8 Car parking spaces

TERMS – The property to be let in a new full repairing and insuring lease for a term by arrangement.

RENT - £44,750 plus VAT per annum exclusive of Business Rates and service charge.

PRICE – Alternatively our client will consider a sale of their long leasehold interest. Price upon application.

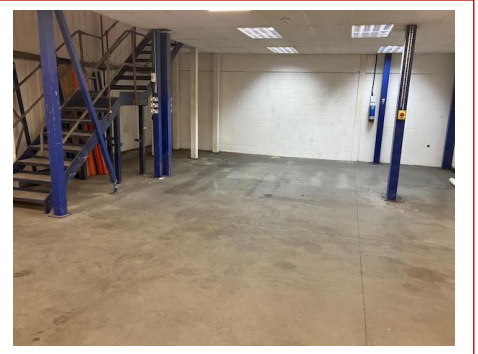
RATEABLE VALUE – The Valuation Office website indicates a 2026 Rateable Value of £30,750. Rate in the £ for 2026/27 is 43.2 pence.

LEGAL COSTS – Each party to pay their own legal costs.

ENERGY PERFORMANCE RATING – B-31.

VIEWING – By appointment with the Sole Agents:

Duncan Bailey Kennedy
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