



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

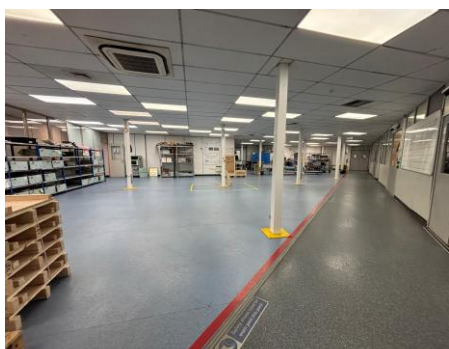
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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Three Warehouses / Industrial Units Available Separately or Can Be Combined



UNITS C1, C2, and C3 KNAVES BEECH INDUSTRIAL ESTATE, LOUDWATER HIGH WYCOMBE, BUCKS HP10 9QY

10,576 sq.ft. (982.5 sq.m) – 34,421 sq.ft. (3,197.7 sq.m) Approx. GIA

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 - Knaves Beech Industrial Estate is located next to Junction 3 of the M40, approximately 3 miles east of High Wycombe and 3 miles south of Beaconsfield. Junction 16 of the M25 motorway is approximately 8 miles.

The estate comprises of warehouse/ industrial units, offices, and retail outlets. Occupies include: Costa Coffee, Tapi Carpets, Dunelm, The Range, Home Bargains, and Dreams.

DESCRIPTION - Units C1, C2 & C3 comprise of a terrace of three industrial/warehouse units with pitched roofs, full height glazed reception areas and covered rear loading doors. Designated parking spaces are located to both the front and rear of the units and to side of Unit C3.

The units were originally built with two-storey offices along the front elevation and full height warehousing behind.

The units have yards to the rear which could be fenced to create additional secure open storage areas, which are accessed from Davies Way.

ACCOMMODATION (Approx. Gross Internal Area)

Unit C1	Sq Ft	Sq M
Ground	8,984	834.6
First	2,431	225.8
Total	11,415	1,060.4

Unit C2	Sq Ft	Sq M
Ground	8,809	818.4
First	1,767	164.1
Total	10,576	982.5

Unit C3	Sq Ft	Sq M
Ground	10,263	953.4
First	2,167	201.3
Total	12,430	1,154.7

FEATURES

- Available separately or can be combined
- To be refurbished
- Ample parking
- Rear loading yards
- Two-storey offices
- Located next to Knaves Beech Retail Park
- Easy access to M40 (Junction 3)

TERMS - Available to let by way of new leases on terms to be agreed.

RENT - Upon application.

VAT - All pricing is subject to VAT.

EPC RATING - To be reassessed.

LEGAL COSTS - Each party are to bear their own legal costs.

RATEABLE VALUE

To be reassessed.

VIEWING - Strictly by appointment through Joint Sole Agents: -

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