



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

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

NO VAT

APPLICABLE

Preliminary Particulars

Unique Opportunity

**Refurbished Industrial / Workshop with Offices
Suitable for a Variety of Uses, Subject to Planning**

**Kraft Village, Grafton Street
High Wycombe, Bucks HP12 3AJ**



3,664 sq.ft. (340.39 sq.m) Approx. Gross Internal Area

FREEHOLD FOR SALE

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 LLP. 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 property is located on Grafton Street, off Desborough Park Road to the west of High Wycombe town centre. Access to the property is via the A40 West Wycombe Road, the main link between Aylesbury and High Wycombe.

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region.

DESCRIPTION - The premises comprises a refurbished two-storey semi-detached property offering ground floor workshop space with offices on the first floor, with an attractive pitched roof. Internally, the property has been updated with new wiring, plumbing, new tea point, toilets (including a disabled WC on the ground floor), carpeting to the first floor, and new Vaillant combi boiler providing gas central heating (with a new gas supply).

The ground floor workshop includes a concrete floor, non-concrete ceiling, strip lights, radiators, and 3 phase. There is a smaller workshop which is currently separate from the main workshop, but this could be opened up. Externally, new double glazed UPVC windows have been fitted and large bifold doors have been installed replacing the previous roller shutter doors on the front and side elevation. There are 9 parking spaces to the front of the property. The property benefits from the following features: -

- Ground floor workshop with concrete floor
- Separate small workshop
- First floor offices
- New floor covering to offices
- Three phase power
- New tea point on the first floor
- 9 Parking spaces
- 3 WCs and a disabled WC.
- New gas central heating system
- Bifold doors on front and side elevation
- New wiring, plumbing & WC facilities
- New UPVC windows

ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor - Warehouse and workshop - 1,824 sq.ft. (169 sq.m)
First Floor - Showroom / offices - 1,840 sq.ft. (171 sq.m)
Total – 3,664 sq.ft. (340.39 sq.m)

TERMS - Our client seeks £549,950 for the freehold interest.

RATES - The Valuation Office website indicates a 2026 Rateable Value of £33,250. Rate in £ for 2026/27 is 43.2 pence.

LEGAL COSTS - Each party to be responsible for all legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING: E – 106.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy
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