



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Two Recently Refurbished Industrial Warehouses with Forecourt Parking / Loading bays

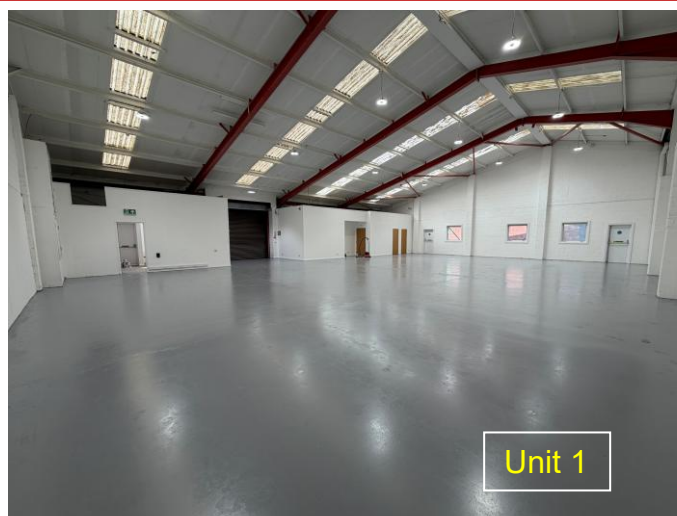
**UNIT 1 & 2,
53-57 QUEENS ROAD & 59-63 QUEENS ROAD,
HIGH WYCOMBE,
BUCKS HP13 6AH**



Unit 1



Unit 2



Unit 1



Unit 2

**From 3,393.75 Sq. Ft. (315.29 Sq. M.) and 4,117.94 Sq. Ft. (382.57 Sq. M.)
Approximate Gross Internal Area**

LOCATION

The property is situated in a prominent location fronting Queens Road, which runs parallel to the A40 London Road, a short drive to both Junction 3 and 4 (approx. 1.5 miles) of the M40 motorway, and approximately ¼ of a mile east of High Wycombe town centre.

The property is also within a short walk of High Wycombe's mainline railway station, which provides links to London Marylebone, Oxford, and Birmingham Snow Hill.

DESCRIPTION

Units 1 & 2 are self-contained warehouse units with forecourt parking, three phase power, kitchen facilities and WCs. The warehouses are situated adjacent to each other. There are approximately nine car parking spaces in the forecourt for unit 1 and approximately six car parking spaces in the forecourt for unit 2.

ACCOMMODATION (Approximate Gross Internal Area)

Unit 1 -	4,117.94 sq.ft. (382.57 sq.m)
Unit 2 -	3,393.75 sq.ft. (315.29 sq.m)
TOTAL -	7,511.69 sq.ft. (697.86 sq.m)

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated.

RENT

Unit 1 - £60,500 per annum.
Unit 2 - £49,950 per annum.

The above rent is exclusive of all other outgoings including: Business Rates, utilities and building insurance and VAT (if applicable).

VAT

VAT is not applicable.

BUSINESS RATES

The Valuation Office website indicates a rateable value of Unit 1 is £46,000 as of 1st April 2026. The rateable value for unit 2 is £41,000 as of 1st April 2026. Rate in the £ for 2026/7 is 43.2 pence.

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE RATING

Unit 1 – C -72.
Unit 2 – D-81.

VIEWING - By appointment with the instructed Agents: -

Duncan Bailey Kennedy
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