



Commercial Property Consultants

Offices at High Wycombe and Marlow

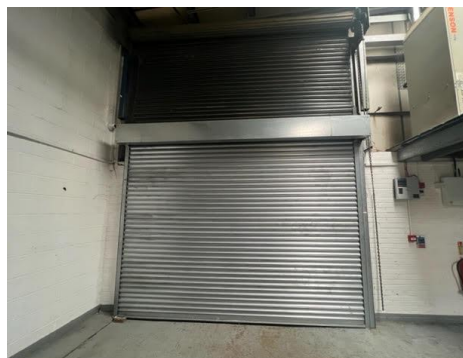
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PROPERTY PARTICULARS

WAREHOUSE TO LET

**Situated in Prominent Location on West Wycombe Road
Available with 4 Car Parking Spaces and Loading Bay**

**UNIT 8
MARLBOROUGH TRADING ESTATE
WEST WYCOMBE ROAD, HIGH WYCOMBE
BUCKS HP11 2LB**



**1,813 sq.ft. (168 sq.m) – 2,902 sq.ft. (269.6 sq.m)
Approximate Gross Internal Area**

LOCATION - The property is conveniently situated on Marlborough Trading Estate with access from West Wycombe Road (A40) approximately half a mile west of High Wycombe town centre and 1.1/2 miles north of Junction 4 of the M40 motorway.

DESCRIPTION - A mid-terraced warehouse unit providing open plan production/storage accommodation along with ancillary showroom, kitchen and toilet facilities.

ACCOMMODATION (Areas are approx. Gross Internal)

Production/Storage & Ancillary -	1,813 sq.ft.
Mezzanine -	1,089 sq.ft.
TOTAL -	2,902 sq.ft. (269.6 sq.m)

Facilities include:-

- ◆ Phase 3 power
- ◆ Fluorescent lighting
- ◆ Gas blower heater
- ◆ Four car parking spaces plus loading bay
- ◆ Roller shutter loading door
- ◆ Toilet facilities
- ◆ Kitchen facility

TERMS - The property is available on a new Full Repairing and Insuring Lease on terms to be agreed by negotiation.

RENT – £31,500 plus VAT per annum exclusive.

LEGAL COSTS – Each party is to be responsible for their own costs incurred in this transaction.

RATEABLE VALUE – The Valuation Office website indicates a 2026 Rateable Value of £28,250. Rate in the £ for 2026/7 is 43.2 pence.

ENERGY PERFORMANCE RATING: D - 79.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy
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Ref: JKH / 0426