



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

Commercial Property Consultants

Offices at High Wycombe and Marlow

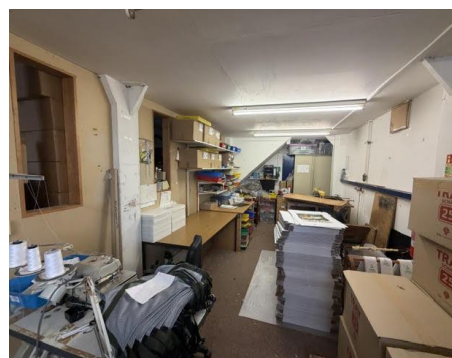
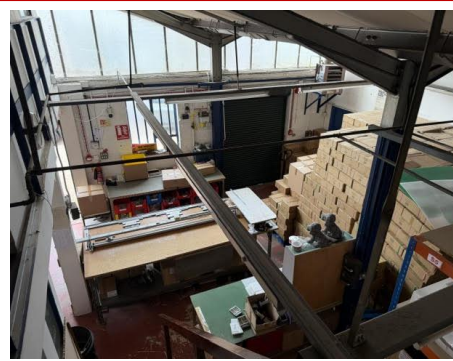
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PROPERTY PARTICULARS

Preliminary Particulars

Industrial / Warehouse Unit with On Site Parking

**Units 3, 4 & 5
Chiltern Trading Estate
Earl Howe Road, Holmer Green
High Wycombe, Bucks HP15 6QT**



Approx. 2,142 Sq.Ft. (200 Sq.M) Gross Internal Area

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. 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 forms part of Chiltern Trading Estate, a complex of industrial and office units in Earl Howe Road, close to the centre of Holmer Green, approximately four miles north of High Wycombe.

DESCRIPTION – The premises comprise three units which have been combined to provide a mixture of ground floor production / storage space, plus first floor office accommodation. The unit has the benefit of three phase power, communal toilet facilities, with car parking being available on site.

ACCOMMODATION – (Approximate Gross Internal Areas):

Ground Floor Production/Storage - 1,644 sq.ft. (153 sq.m)

First Floor Mezzanine Office - 243 sq.ft. (23 sq.m)

Separate Additional First Floor Mezzanine Office - 255 sq.ft. (24 sq.m)

Total approximate Gross Internal Area - 2,142 sq.ft. (200 sq.m)

AMENITIES

- Industrial/Warehouse Unit
- Ground Floor Production/Storage Space
- First Floor Office
- Phase 3 Power
- Double Loading Door

TERMS – The long leasehold interest is available for sale.

PRICE - £395,000 subject to contract. VAT is not applicable on the purchase price.

RATES – The Valuation Office website indicates a 2026 Rateable Value of £13,250. Rate in the £ for 2026/7 is 43.2p.

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

ENERGY PERFORMANCE RATING – E - 121

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy

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