Duncan Bailey Kennedy
www.dbk.co.uk

Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

Budget Industrial / Storage / Office / Business Unit

Unit 28, Riverside Business Centre
Victoria Street, High Wycombe
Bucks HP11 2LT













Approx. 1,900 sq.ft. (176.51 sq.m) Gross Internal Area

TO LET

SHORT-TERM FLEXIBLE TERMS AVAILABLE

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 Riverside Business Centre is located only a half a mile from the mainline rail station and a short walk into the town centre. The new Lidl store is in the next street. The A40 West Wycombe Road runs past Victoria Street and offers easy access to the M40 at either Junction 4 (High Wycombe) or Junction 5 (Stokenchurch).

DESCRIPTION
The unit is located on the first floor and is suitable for storage, industrial or office use. The unit has the benefit of shared loading doors, 24/7 CCTV, parking, and WC's.





ACCOMMODATION (Approximate Gross Internal Area)*

First Floor
Unit 28 – 1,900 sq.ft. (176.51 sq.m)

TERMS
The unit is available on a new flexible licence on terms to be agreed by negotiation.

RENT
Unit 28 - £14,250 per annum

The above rent is exclusive of utilities, service charge, insurance, and business rates.

RATES
The Valuation Office Agency website indicates the following rateable values as of 1st April 2026. Rate in the £ for 2026/27 is 43.2 pence.

Unit 28 - £8,000

Small business rates relief may be applicable.

LEGAL COSTS
Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING
E - 117.

VIEWING – Strictly by appointment through the Joint Agents:

Duncan Bailey Kennedy
Adrian Dolan / Jim Sheldon / Liam Ash
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01494 450951

Hamilton Somers
Martin Somers
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07973 746 210

These details have been compiled from information supplied to us by the landlords. Measurements should be verified by any ingoing tenants.

Ref: JKH / 1026