



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

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PROPERTY PARTICULARS

MODERN BUSINESS UNIT TO LET

Unit 1 Barnes Wallis Court
Wellington Road
Cressex Business Park
High Wycombe, Bucks
HP12 3PS



2,919 sq.ft / 271 sq.m approx. Gross Internal Area

FLEXIBLE LEASE TERMS AVAILABLE BY NEGOTIATION

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

Barnes Wallis Court is located on Wellington Road which is part of the well established Cressex Business Park. There is easy access to Junction 4 of the M40 which is situated approximately less than one mile to the south.

DESCRIPTION

The property comprises an end of terrace two storey business unit with brick elevations under a tiled roof. The first floor is fitted as open plan offices providing cellular accommodation, kitchenette and WCs. The ground floor provides a mixture of storage/light production space and office accommodation.

The unit has the benefit of a roller shutter door to the front and 11 car parking spaces.

ACCOMMODATION

The premises comprise the following approximate GIA:

Ground Floor Light Production/Warehouse/Offices -	135.64 sq m / 1,460 sq ft
First Floor Offices & Ancillary-	135.54 sq m / 1,459 sq ft
Total -	271.18 sq ft / 2,919 sq ft

RENT & TERMS

£42,000 plus VAT exclusive of all other outgoings such as building insurance, service charge, business rates and utilities.

The unit is available by way of a new full repairing lease for a term to be agreed by negotiation.

ENERGY PERFORMANCE RATING – C-57.

BUSINESS RATES

The Valuation Office website indicates a 2026 Rateable Value of £45,250. Rate in the £ for 26/27 is 43.2p.

VIEWING - Strictly by appointment with the Sole Agents Duncan Bailey Kennedy LLP:

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