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PROPERTY PARTICULARS

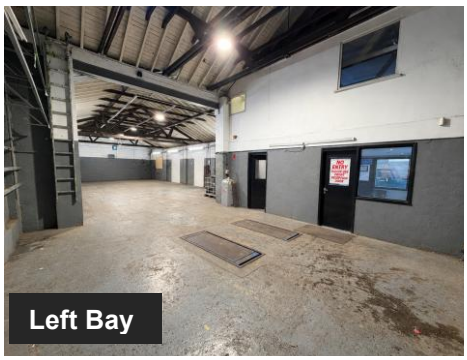
Preliminary Particulars

TO LET / MAY SELL

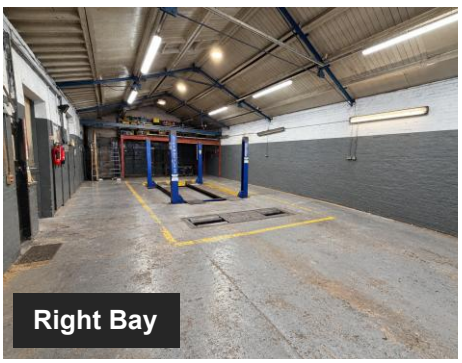
Industrial / Storage Unit including a reception area
Plus an office on the First Floor

60 Victoria Street
High Wycombe
Bucks HP11 2LT




Left Bay




Right Bay

From Approximately 1,662.5 sq.ft. (154.45 sq.m) to 3,964 sq.ft. (368.32 sq.m)
Gross Internal Area

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
60 Victoria Street 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 available unit is suitable for storage/industrial use. The unit has the benefit of roller shutters, 24/7 CCTV, parking, WC's, reception, and an office on the first floor.

ACCOMMODATION (Approximate Gross Internal Area)

Ground Floor -	3,671 sq.ft. (341.13 sq.m)	Left Bay – 1662.5 sq. ft. (154.45 sq. m)
First Floor -	292 sq.ft. (27.19 sq.m)	
Total -	3,964 sq.ft. (368.32 sq.m)	

TERMS
The unit is available on a sublease of the whole or part for two and a half years, or the Landlord will grant a new five-year lease.

RENT
£19,950 per annum exclusive of all other outgoings, including Business Rates, insurance, service charge, and utilities, for the left bay, or £47,500 per annum exclusive for the whole.

PRICE
Price on Application for the freehold interest.

RATES
The Valuation Office Agency website indicates a 2026 Rateable Value of £25,500 for 60 Victoria Street. Rate in the £ for 2026/27 is 43.2 pence. Potentially no business rates payable.

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

ENERGY PERFORMANCE RATING: D – 80.

VIEWING – Strictly by appointment through the Sole Agents:

Duncan Bailey Kennedy
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