

TO LET

3,716 Sq.Ft. (345.22 Sq.M.)



Unit 1a Abercrombie Works, Abercrombie Avenue, High Wycombe, Bucks, HP12 3BW

INDUSTRIAL / WORKSHOP UNIT

- Town Centre Location
- Newly Decorated
- New Roof
- Car Parking For 7 Cars
- First Floor Storage / Offices



High Wycombe
01494 341530

UNIT 1A ABERCROMBIE WORKS, ABERCROMBIE AVENUE, HIGH WYCOMBE, BUCKS, HP12 3BW

Location

Abercrombie Works is centrally located, just off the A40. High Wycombe offers excellent transport links via the M40 leading onto the M25 and the M4 via the A404.

The mainline railway station provides services to London Marylebone in less than 30 minutes.

Description

Unit 1a is a newly decorated, purpose built industrial unit, with the benefit of an entirely new roof.

The unit further benefits from loading door, Male and Female toilet facilities, LED lighting, storage at floor level, which could be utilised as office space, and allocated car parking for 7 vehicles.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	3,163	293.84
First Floor	553	51.37
TOTAL (GIA)	3,716	345.22

Rent

£13.00 Per Sq Ft

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

The Estate Charge is currently operating at £1.11psf
The Insurance for the unit is currently £0.35psf

A new Full, Repairing and Insuring Lease is available direct from the Landlord, on terms to be agreed.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

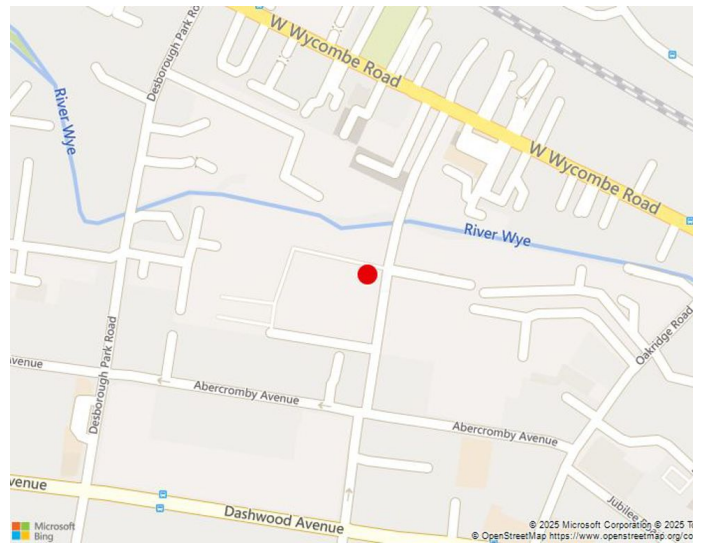
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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