

TO LET

5,799 Sq.Ft. (538.73 Sq.M.)



Unit 2 Abercrombie Works, Abercrombie Avenue, High Wycombe, HP12 3BW

INDUSTRIAL / WAREHOUSE UNIT

- Entirely New Roof
- New Decoration Throughout
- Town Centre Location



High Wycombe
01494 341530

**UNIT 2 ABERCROMBIE WORKS
ABERCROMBIE AVENUE
HIGH WYCOMBE
HP12 3BW**

Location & Description

Abercrombie Works is centrally located within High Wycombe. High Wycombe offers excellent transport links via the M40 leading onto the M25 and the M4 via the A404. Within the town centre is the mainline railway station, which provides services to London Marylebone in less than 30 minutes.

Unit 2 is a purpose built industrial unit with the benefit of loading door, toilet facilities, LED lighting, entirely new roof and new decoration throughout.

The unit has allocated car parking at 1:500sq.ft.

Accommodation

	Sq.Ft.	Sq.M.
Total area	5,799	538.73
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Rent

From £11.00 Per Sq.Ft.

The above rent is exclusive of business rates, estate charge, insurance and utilities, and will be subject to VAT.

Terms

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

The unit is available now.

Legal Costs

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

VAT

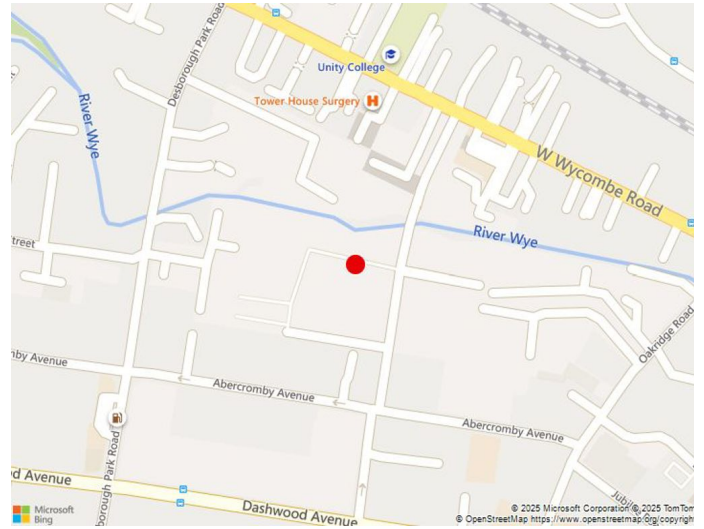
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact joint sole agents Duncan Bailey Kennedy or KCC for further information.



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