



Unit 7, M40 Industrial Estate

Blenheim Road, Cressex Business Park, High Wycombe, HP12 3RS

INDUSTRIAL / TRADE COUNTER UNIT - TO LET

6,221 sq ft
(577.95 sq m)

- Refurbished terrace unit suitable for Warehousing/Trade Counter Use
- First floor offices
- Roller Shutter Door
- LED Lighting
- Carpeted offices
- Air conditioning

Unit 7, M40 Industrial Estate, Blenheim Road, Cressex Business Park, High Wycombe, HP12 3RS

Summary

Available Size	6,221 sq ft
Rent	£96,000 per annum
Rates Payable	£29,191.50 per annum 2023
Rateable Value	£58,500
Service Charge	£6,500 per annum Plus insurance £1,244.20
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Description

The property comprises a recently refurbished terraced industrial unit providing flexible warehouse / trade counter accommodation with first floor offices. Parking is available to the front of the building with alternative parking on the estate. Internally the property benefits from new carpeting, LED lighting, heating and cooling through air conditioning units and a new suspended ceiling in the first floor offices.

Location

The property is located on the popular M40 Industrial Estate located on Cressex Business Park which is considered High Wycombe's premium business location. High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Terms

Available on a new Lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



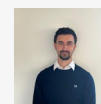
Viewing & Further Information



Joanna Kearvell

07887 793030

jk@chandlergarvey.com



James Garvey

01494 460258 | 07471996320

jg@chandlergarvey.com







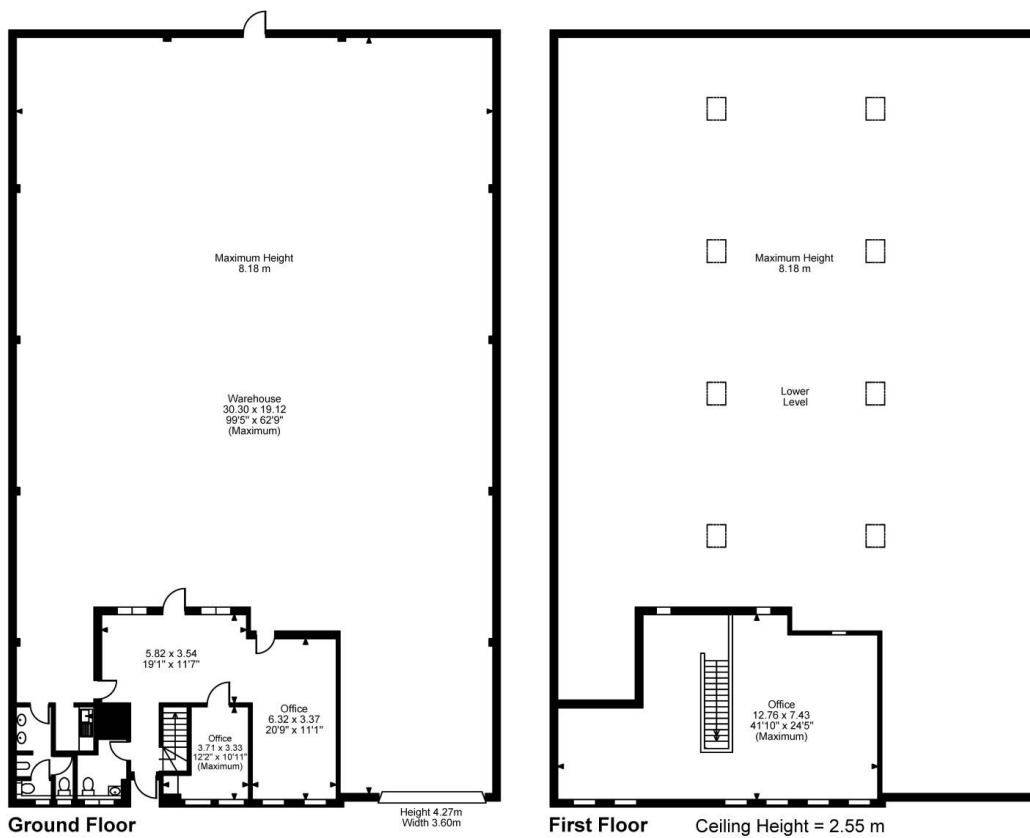
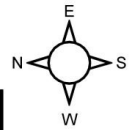


Floor Plans

UNIT 7 - 6221 SQ FT | **M40 INDUSTRIAL ESTATE**

Blenheim Road, High Wycombe, HP12 3RS

Industrial Estate, Blenheim Road, High Wycombe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8643828/PJS