



**Commercial Property Consultants**

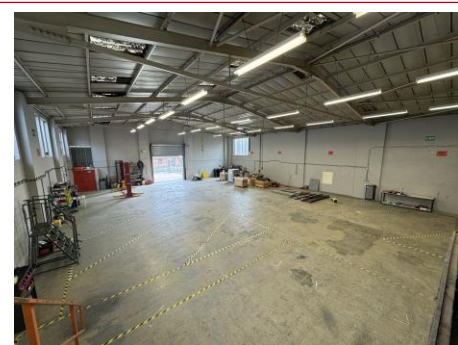
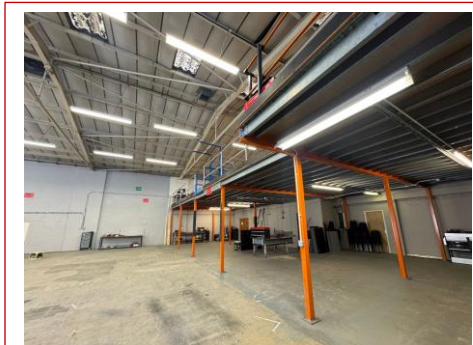
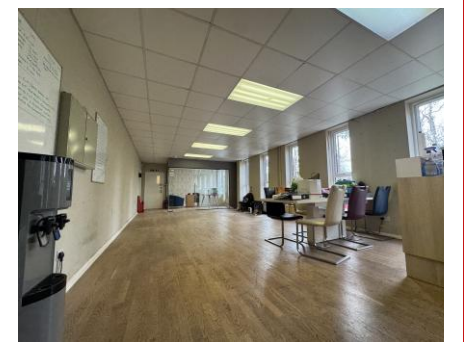
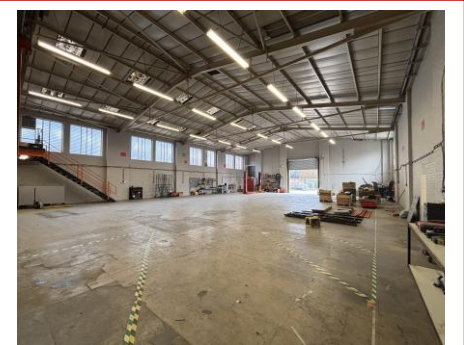
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PROPERTY PARTICULARS

*Preliminary Particulars*

**Warehouse/Industrial Unit  
With Secure Gated Yard**

**UNIT C  
WESSEX ROAD, BOURNE END  
BUCKS SL8 5DT**



**8,110 sq.ft. (753 sq.m) Approximate Gross Internal Area**

**Plus Mezzanine of 1,220 sq.ft. (113.33 sq.m)**

**TO LET**

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

Wessex Road is the principle Industrial Estate for Bourne End and is located less than 1 mile from the village centre. Access to the M40 and M4 motorways is via the A404, which is 3 miles from Wessex Road.

## DESCRIPTION

Unit C forms the end of a terrace of purpose-built warehouses and benefits from ample car parking to the front with main entrance leading to reception, toilets and ground / first floor offices. The offices have had new Double Glazed windows installed at ground and first floor level. The Unit also has the benefit of the following:

- 18ft (5.5m) minimum eaves
- Secure gated yard
- Additional parking
- First floor offices
- Male and female WC's

## ACCOMMODATION (Areas are approximate Gross Internal)

Ground Floor Warehouse - 7,170 sq.ft. (666 sq.m)  
First Floor Offices - 940 sq.ft. ( 87 sq.m)

**Total Approximate Gross Internal Area - 8,110 sq.ft. (753 sq.m)**

Mezzanine - 1,220 sq.ft. (113.33 sq.m)

## TERMS

A new lease is available direct from the landlord, on flexible terms to be agreed.

## RENT

£121,250 (only £14.95 per sq.ft.) plus VAT, per annum exclusive.

## RATES

The Valuation Office website indicates a 2026 Rateable Value of £97,500. Rate in the £ for 2026/27 is 48.0 pence.

**ENERGY PERFORMANCE CERTIFICATE** C - 73.

## LEGAL COSTS

Each party to bear their legal costs incurred in this transaction.

## VIEWING

By appointment with the Joint Agents:-

**Duncan Bailey Kennedy**

**FAO: Adrian Dolan / Jim Sheldon**

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