



Unit 25a

Chiltern Trading Estate, Holmer Green, High Wycombe, HP15 6QT

FIRST FLOOR OFFICE / CLASS E USE

485 sq ft
(45.06 sq m)

- Suspended timber floors
- Single phase electric
- Shared W/C
- Suitable for office or Class E Use
- On site parking
- Located on first floor via staircase

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Summary

Available Size	485 sq ft
Price	Offers in excess of £60,000 Plus VAT
Rates Payable	£4,141.70 per annum 2023
Rateable Value	£8,300
Service Charge	£2,000 per annum
VAT	Applicable. VAT is payable on the purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

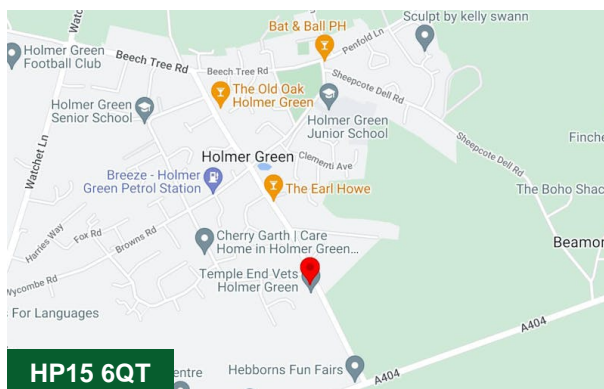
Description

First floor storage/office space within two storey building providing numerous rooms across ground and first floors, for storage and office purposes. The first floor has suspended timber floors, single phase electric and shared WC, currently used for storage.

The property is held on a 999 year lease from 1989, therefore approximately 965 years remaining.

Location

Chiltern Trading Estate is located on the southern fringes of the, predominantly residential, village of Holmer Green. The estate is accessed via Earl Howe Road, leading directly from the A404. Holmer Green is situated approximately 2 miles north of High Wycombe, approximately 5 miles west of Amersham and 13 miles south of the county town of Aylesbury.



Viewing & Further Information



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