



**FORMER CARPETRIGHT, BELLFIELD ROAD, HIGH WYCOMBE, HP13 5HN** 

**FOR SALE / TO LET**

**Industrial / Trade / Retail / Leisure Unit**

**8,203 sq ft with a secure yard & 29 parking spaces (0.5acres)**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)

**020 7629 8501**



# Accommodation (GIA)

Ground Floor	8,203 sq ft
Car Parking	29 spaces
Rear Yard	Approx 3,230 sq ft



## Description

The unit is located on Bellfield Road adjacent to Jollyes and Matalan, benefiting from a self-contained plot with 29 car parking spaces and a rear yard/loading area. The unit is a short walk from Sainsbury's, McDonalds and Aldi with the Eden Shopping Centre within walking distance.

The unit comprises a steel portal frame building on ground floor only, with sufficient height to install a mezzanine floor subject to the usual consent. The unit benefits from a self-contained plot including 29 car parking spaces and a rear yard/loading area. The unit is a short walk from Sainsbury's, McDonalds and Aldi with the Eden Shopping Centre within walking distance. The unit has a concrete floor, a clear height of approximately 6m, 3 phase power, water, waste and WC facilities.





## PRICE / RENT

This property is VAT elected

Price - £1,750,000

Rent - £140,000 per annum exclusive

Rates - RV 2026: £135,000 | Payable (2026) circa £75,000

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020 7629 8501

[Jonathanh@grantmillswood.com](mailto:Jonathanh@grantmillswood.com)  
07798605532