

**AVAILABLE AS IS OR REFURBISHED**



**THR3E**

**WESSEX  
P A R K**

**8,094 SQ FT (751.95 SQ M)**

Wessex Road, Bourne End SL8 5DT

[///region.stick.slows](http://region.stick.slows)

**To Let - Industrial / Warehouse Unit with external yard and parking**

## DESCRIPTION

An end-terrace Warehouse / Industrial unit with ground and first floor office/ancillary accommodation with dedicated yard/forecourt and allocated parking provision. The unit is available in existing condition or refurbished. The unit benefits from the following specification:

- Eaves height of 5.5 m rising to 7.4m
- 1 Level access roller shutter door
- Ground and first floor W/Cs
- Gas fired central heating to offices
- Sodium and fluorescent warehouse lighting
- Fitted office accommodation
- 15% Roof lights
- 3 Phase power

## ACCOMMODATION

|                                 | SQ FT        | SQ M          |
|---------------------------------|--------------|---------------|
| Ground Floor Warehouse          | 5,414        | 503.01        |
| Ground Floor Office / Ancillary | 1,236        | 114.84        |
| First Floor Office / Ancillary  | 1,444        | 134.11        |
| <b>TOTAL</b>                    | <b>8,094</b> | <b>751.95</b> |

Approx gross internal area (GIA).

EPC to be reassessed following the completion of the refurbishment works.

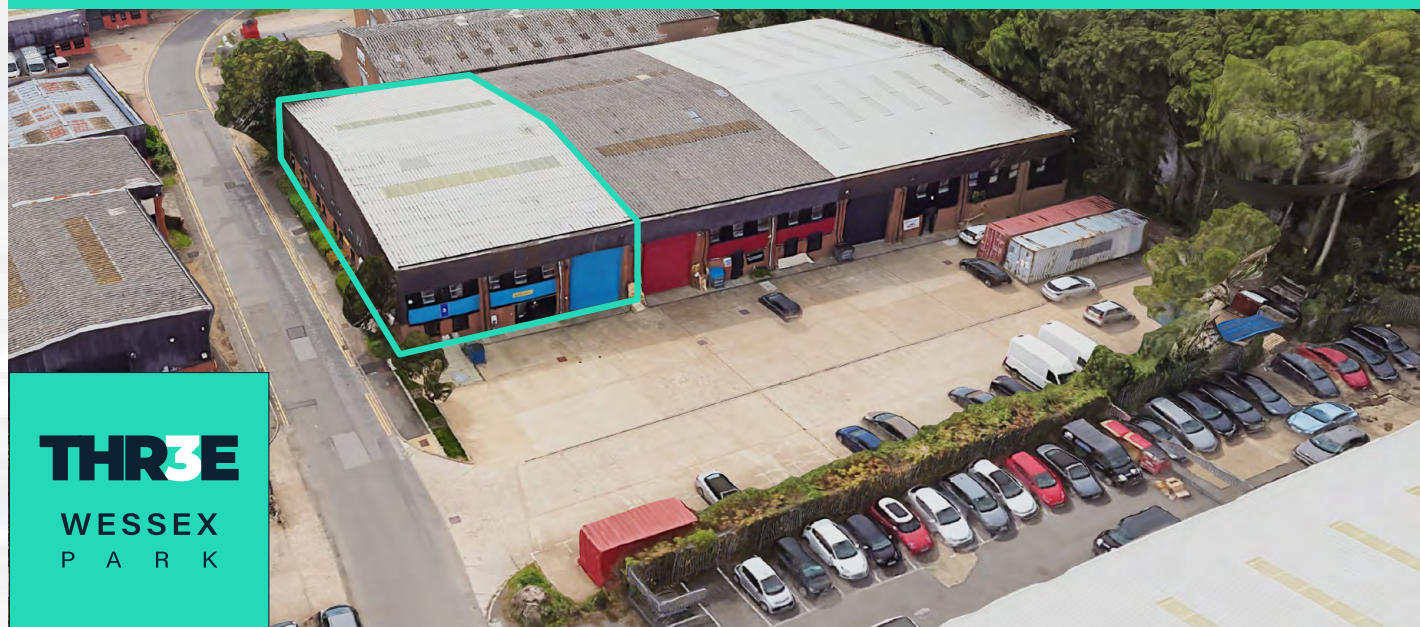


Image of refurbished Unit 1 warehouse

## EPC

C-73

## RENT

Upon application.

## TERMS

The unit is available on a new full repairing and insuring basis for a term to be agreed.

## BUSINESS RATES

The Valuation Office Agency webpage confirms a Rateable Value of £67,000.

## VAT

Applicable at the prevailing rate.

## LEGAL COSTS

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

# THR3E

## WESSEX

### P A R K

## LOCATION

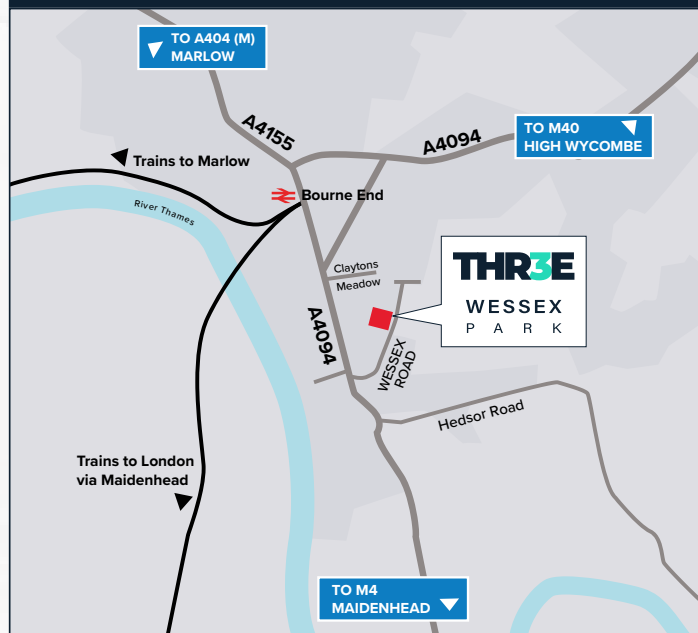
Wessex Road is situated just south of Bourne End town centre, accessed via Hedsor Lane (A4094) towards Cookham. The area benefits from excellent connectivity, with the A404 providing direct links to the M4 (J8/9) and M40 (J4) motorways, offering easy access to London, Heathrow Airport, and the wider South East.

Bourne End railway station, less than a mile away, provides services to Maidenhead, where fast connections to London Paddington are available via the Elizabeth Line. The location is well-suited for industrial and logistics operations, with a strong local business community and a range of amenities nearby.

## TRAVEL

| ROAD                         | MILES |
|------------------------------|-------|
| Bourne End Train Station     | 1     |
| Maidenhead Town Centre       | 5     |
| M4 J8/9 Holyport Interchange | 7     |
| M40 J3                       | 5     |
| M25 J16                      | 12    |
| Central London               | 30    |

| RAIL (from Bourne End) | MINS |
|------------------------|------|
| Maidenhead             | 7    |
| Marlow                 | 7    |
| London Paddington      | 34   |



## VIEWINGS

For viewing and further information, please contact the sole agent:

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