

HIGH QUALITY INDUSTRIAL UNIT WITH OFFICE



**FOR
SALE
TO
LET**

**C1 Regent Park, Summerleys Road ,
Princes Risborough, HP27 9LE**

4,901 Sq Ft (455.30 Sq M)

Industrial

- 7m eaves
- Electric roller shutter
- 3-phase power supply
- Fluorescent strip lighting to warehouse
- AC to office accommodation
- Suspended ceilings to office accommodation
- WC on first floor
- Double glazing
- Perimeter trunking to office
- Carpeted offices



COMMERCIAL PROPERTY SPECIALISTS

Location

The unit is part of the Regent Park development that forms part of the Princes Estate employment areas, off Summerleys Road in Princes Risborough. Princes Risborough lies between Aylesbury & High Wycombe, both circa 8 miles away. The train station is a 5-min walk from the property & Chiltern Railways provides a regular service to London Marylebone with fastest journey times of 40 mins.



Description:

The property is a modern high quality industrial unit with first floor offices (1,138 sq ft). The unit has an eaves height of 7m. Regent Park is an established business location and provides easy access for articulated vehicles. Loading to the building is via an electric roller shutter door.



Accommodation:

Description	Floor area
Warehouse	3,763 Sq Ft (349.58 Sq M)
Office	1,138 Sq Ft (105.72 Sq M)
Total	4,901 Sq Ft

Price: Rent:

£750,000 for the Freehold
£10.50 Per Sq Ft

Business Rates:

Rateable Value £34,500

EPC:

C 60

Tenure:

The property is available Freehold or leasehold

Legal Costs:

Each party responsible for their own costs

Contact

For further information or to book a viewing please contact



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