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End terrace Industrial Unit

5 Britannia Industrial Park

Dashwood Avenue, High Wycombe,
HP12 3ES

Industrial

TO LET

1,300 sq ft

(120.77 sq m)

- Avaliable for immediate occupation
- Car use is not permitted
- Recently Refurbished
- Self contained
- Electric roller shutter door
- Mezzaine installed
- Concrete flooring
- Three phase power

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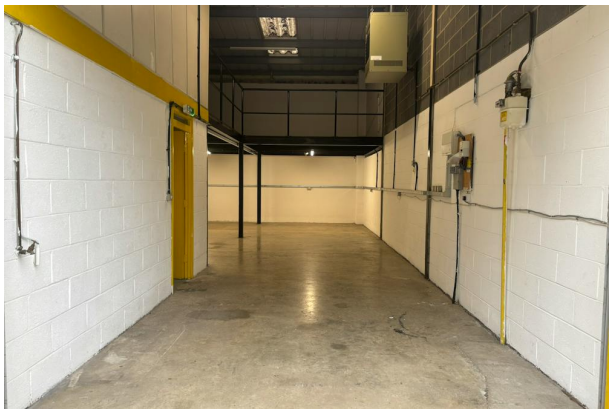
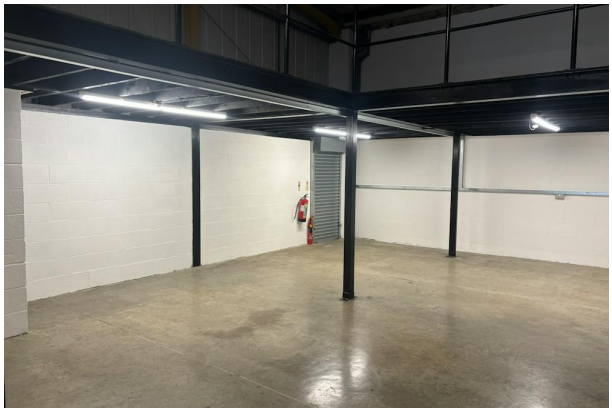
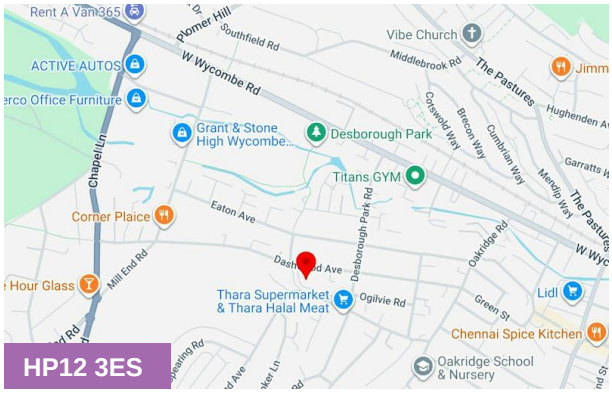
Summary

Available Size	1,300 sq ft
Rent	£18,000 per annum
Rates Payable	£5,940 per annum
Rateable Value	£13,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	The tenant will be liable for paying a fair contribution towards the estate service charge
EPC Rating	E (103)







Description

Self-contained end terrace industrial unit. To the front, there is one allocated car parking space and a loading bay. The roller shutter is electric but can be used manually. The ground floor comprises concrete flooring, dado trunking, a small tea point and two WCs. A metal spiral staircase takes you to the first-floor mezzanine. Gas central heating is installed with the addition of three phase power supply.

Location

Junction 4 of the M40 is approx. a 10-minute drive, with a travel time of approx 40 minutes to Oxford and Aylesbury. High Wycombe train station is less than a 10-minute drive, with regular trains going to London and Birmingham.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	886	82.31
Mezzanine	414	38.46
Total	**1,300**	**120.77**

Viewings

By prior arrangement with the sole agent.

Terms

Available on a new full repairing and insuring lease, for a term to be agreed. The lease will be direct with the landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Viewing & Further Information



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