



14 Picts Lane, Princes Risborough, HP27 9DZ

To Let | 10,753 sq ft

TRADE COUNTER / WAREHOUSE ON SELF CONTAINED 1 ACRE SITE



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HP27 9DZ**

TO LET

Summary

- Service charge: n/a
- Size: 10,753 sq ft
- Rent: £12 per sq ft Subject to Contract and final agreement of handover condition
- Rates payable: £41,760 per annum
- Rateable value: £87,000

Further information

- [View details on our website](#)
- [Microsite](#)

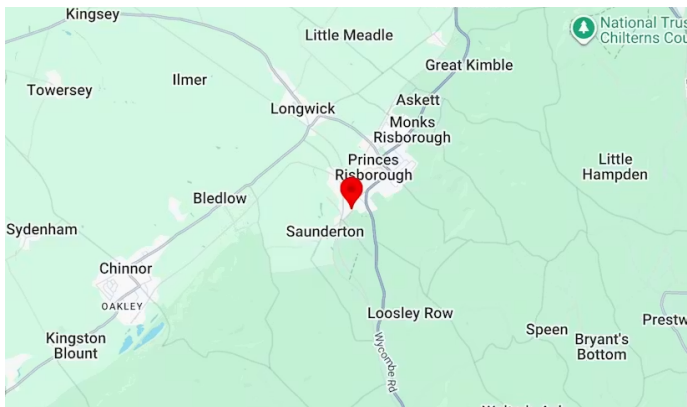
Viewings and Further Information



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Description

The property comprises a detached building on a secure site of 1 acre in Princes Risborough available to let on a new lease. The property was formerly used as a trade counter and showroom facility and benefits from a warehouse building split into two with front and side access. Minimum eaves height 5.4m and max 7.5m. There is a two storey building providing ground floor retail or workshop space with first floor showroom / office accommodation.

In addition there is a security hut and shed in the self contained yard.

The property is available on flexible occupational terms. The precise extent of the premises, occupational arrangements and handover condition will be agreed with the prospective occupier.

The property offers an occupier an excellent opportunity to lease an industrial building on a secure site within walking distance of Princes Risborough Town Centre and Train Station.



Location

The property is located on Picts Lane, a short distance from the A4010 going through Princes Risborough which links High Wycombe and Aylesbury (both 8 miles distant). Chiltern Railway services are available from Princes Risborough station into London Marylebone in only 32 minutes, the station is a 5 minute walk from the property. The Town Centre is within a short walking distance and provides a range of amenities including M&S Simply Food, Costa Coffee and a range of retailers. The M40 is accessed via Junction 6 at Lewknor (7 miles) or Junction 5 Stokenchurch (6.5 miles).

Specification

- Two warehouses comprising 3,802 sq ft
- Two storey trade counter / showroom / retail / office building of 6,951 sq ft
- Self contained site with two entrances of 1 acre
- Ample concrete hard standing for storage, parking & deliveries

VAT

Not applicable. VAT is not currently payable on the rent. The landlord reserves the right to charge VAT if it becomes applicable.

Floor plan







