



Brow Business Centre, Copyground Lane

Unit B, Brow Business Centre, High Wycombe, HP12 3HE

TWO-STOREY BUSINESS UNIT

2,185 sq ft
(202.99 sq m)

- Ground Floor Workshop
- First Floor Office
- Reception Area
- LED Lighting
- 3 Phase Power
- Town Centre Location

Brow Business Centre, Copyground Lane, Unit B, Brow Business Centre, High Wycombe, HP12 3HE

Summary

Available Size	2,185 sq ft
Rent	£30,500 per annum
Rates Payable	£11,655 per sq ft The business rates have been split between ground and first floor.
Rateable Value	£21,000
EPC Rating	Upon enquiry

Description

Unit B comprises a self-contained two-storey business unit, the ground floor currently used for distribution and workshop and the 1st floor used for offices.

Internally, the property provides an entrance lobby leading to the ground floor comprising 2 x WC's, kitchen and open plan workshop with double doors access to the rear courtyard. There is ceiling mounted lighting, concrete floor, 3 phase power and good natural light. Upstairs, the 1st floor provides open plan office accommodation with suspended ceilings, recessed lighting, carpeting, glazed partitioned office, central heating and various windows providing excellent natural light.

Location

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Copyground Lane is situated to the west of town centre off Desborough Avenue, and as such provides easy vehicular access to the A40 (West Wycombe Road) and the M40 (Junction 4).



Viewing & Further Information



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com





