



Unit 12 Wooburn Industrial Park

Thomas Road, High Wycombe, HP10 0PE

REFURBISHED INDUSTRIAL UNIT with Generous Parking

5,465 sq ft
(507.72 sq m)

- Open plan industrial/warehouse with mezzanine office
- Electric roller shutter door
- Generous forecourt with 10 parking spaces
- 3 Phase power supply
- Eaves height 6m
- Centrally located close to M40 and M25
- **NO LEISURE USES**

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Summary

Available Size	5,465 sq ft
Rent	£12.50 per sq ft
Rates Payable	£21,706.50 per annum based on 2023 valuation
Rateable Value	£43,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.51 per sq ft
EPC Rating	D (87)

Description

The property is situated within a terrace of modern warehouse/industrial units located on the popular Wooburn Industrial Park, with the picturesque centre of Wooburn Green just a short walk away. The estate comprises 11 Units and was originally developed during the late 1980's.

Unit 12 is supplied with 3 phase power supply and has good quality open plan warehouse space with the benefit of some 1st floor offices. In addition there are 10 x car parking spaces allocated at the front of the building.

Location

Wooburn Industrial Park is located on Thomas Road, accessed via the A4094 Town Lane linking Loudwater, High Wycombe & Bourne End.

Well placed for access to M40 (2 miles north) & M25 (J15) 10 miles to the west & on to West & Central London 28 miles away. Oxford, the Midlands & Birmingham are all within easy reach & High Wycombe, Loudwater, Bourne End, Beaconsfield, Maidenhead are within a short drive.

Bourne End railway station is 1.3 miles to the west and provides services to London Paddington via Maidenhead main line station. Heathrow Airport is a short 25 mins drive.

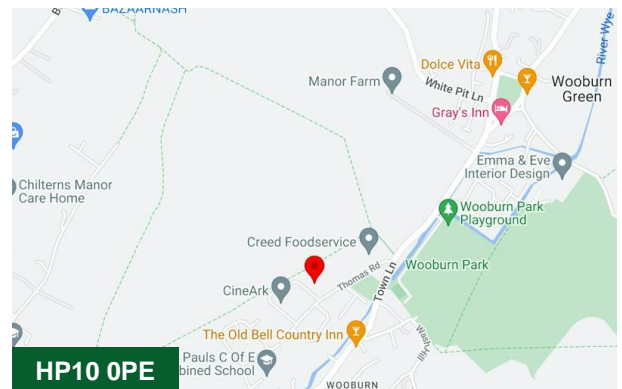
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,820	447.79
1st - Offices	645	59.92
Total	5,465	507.71

Terms

A new lease is available direct from the landlord on terms to be agreed.



Viewing & Further Information



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