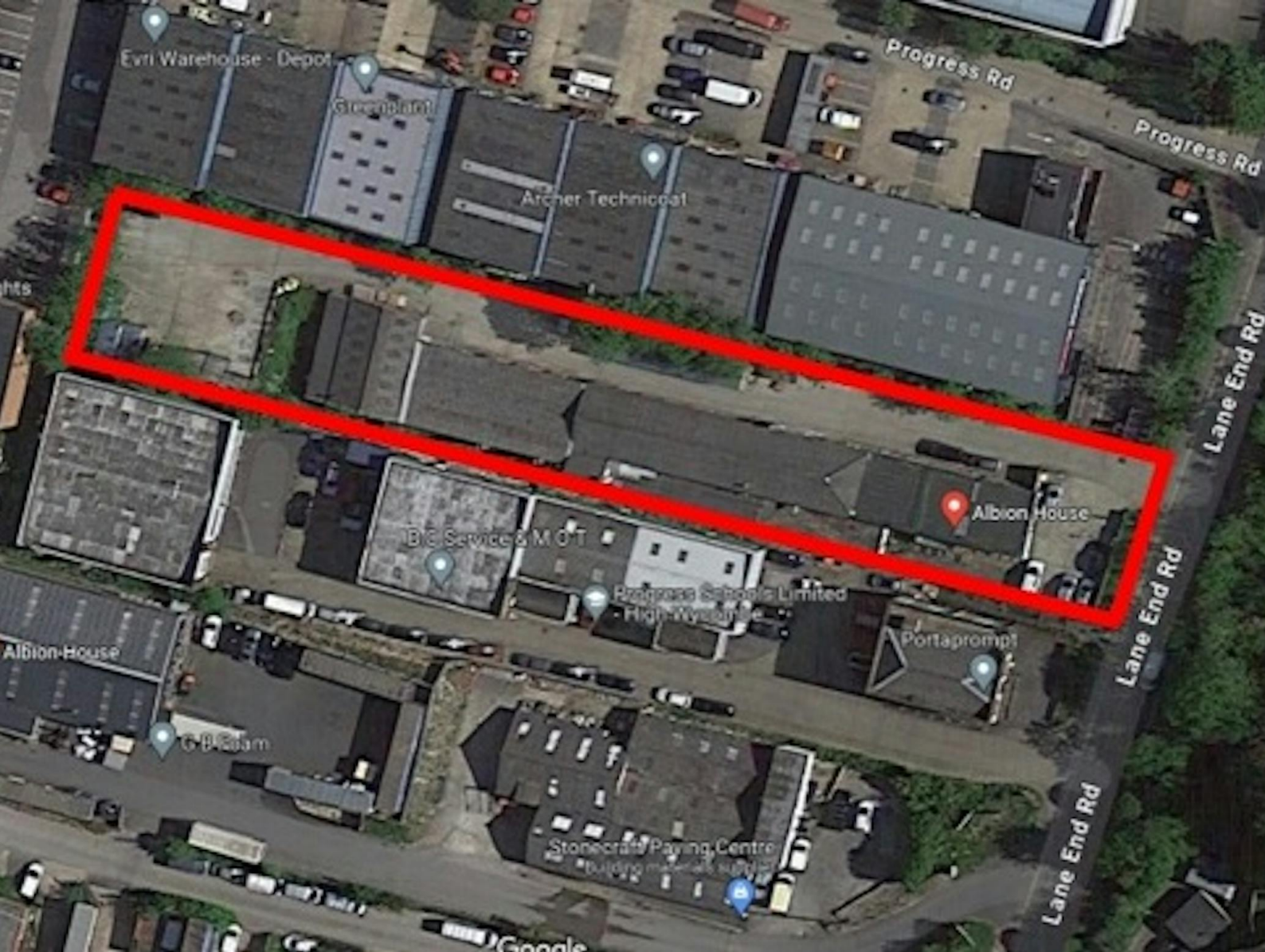




For Sale

**FREEHOLD FOR SALE - UNIQUE OPPORTUNITY
STRICTLY CONFIDENTIALLY AVAILABLE**

- Prominent Industrial Unit situated on a site of approximately 0.75 acres
- Of interest to owner occupier and developers

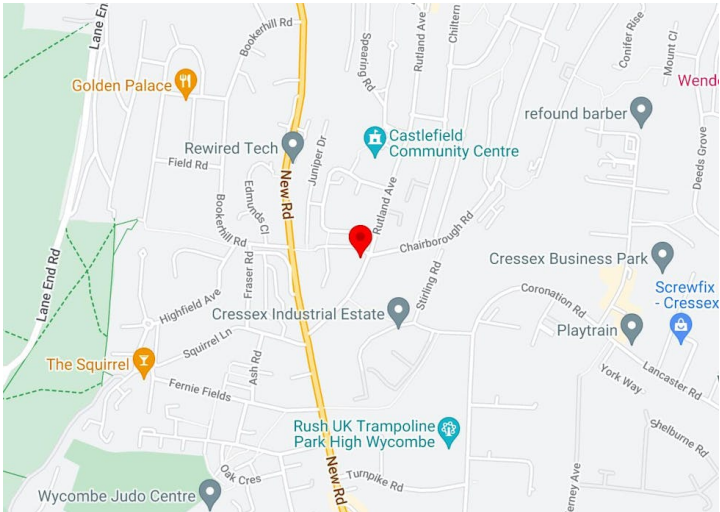
Albion House

Lane End Road, High Wycombe, Sands Industrial Estate, HP12 4HG

16,657 sq ft

1,547.49 sq m

Reference: #195243



Summary

Available Size	16,657 sq ft / 1,547.49 sq m
EPC	D (93)

Description

The unit is a double storey industrial unit typical of furniture manufacturing units in High Wycombe, the unit sits on a site of 0.75 acres on a regular shaped site. The property would be ideal for refurbishment or redevelopment.

Location

Located on the popular Sands Industrial Estate in High Wycombe, within a half mile of Junction 4 of the M40 motorway. The unit is located fronting onto the main Lane End Road.

Accommodation

The accommodation comprises the following areas (Approx. Gross Internal Area):

Description	sq ft	sq m
Ground Floor	7,733	718.42
Lower Ground Floor	8,055	748.33
Detached Building	869	80.73
Total	16,657	1,547.48

Business Rates

The Valuation Office indicates Rateable Values as of 1st April 2023 for the premises as follows:
Rate in the £ for 23/34 is £0.512p
£63,500.

Legal Costs

Each party is to be responsible for their own professional and legal fees.

Price

£1,675,000 plus VAT if applicable

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