



Unit 10, Wooburn Industrial Park, Wooburn Green, High Wycombe, HP10 0PE

To Let | 6,536 sq ft

END OF TERRACE WAREHOUSE / INDUSTRIAL UNIT



**Unit 10, Wooburn Industrial Park,
Wooburn Green, High Wycombe,
HP10 0PE**

TO LET

Summary

- Size: 6,536 sq ft
- Rent: £13 per sq ft
- Rates payable: £26,754 per annum
- Rateable value: £49,000
- EPC: C

Further information

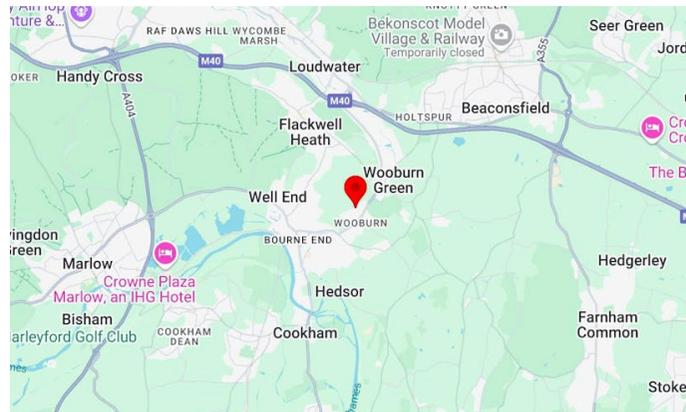
- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



Neave DaSilva
07827 908926
nds@chandlergarvey.com

www.chandlergarvey.com



Description

The estate comprises 11 Units and was originally developed during the late 1980's with the picturesque centre of Wooburn Green just a short walk away.

Unit 10 is an end of terrace warehouse with an electric roller shutter door and single door entry. The ground floor benefits from two offices and a kitchen and breakout area, plus a WC. The main warehouse is currently fully racked which could remain in the property. Further production/storage or office space is available under the mezzanine.

At first floor level there is a large boardroom, WC and 4 fitted offices with glass partitions. The offices are well appointed with electric heating, air conditioning, carpeting, suspended ceiling and LED lights. Externally there is a service yard and car parking to the front and side of the building.

Please note the pictures show the property when vacant prior to the current tenant's occupation. The area below the mezzanine has now been filled in to create a production area.



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.

Terms

The property is available to let on a new lease direct from the landlord subject to obtaining vacant possession.

EPC

C

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

Amenities & Specifications

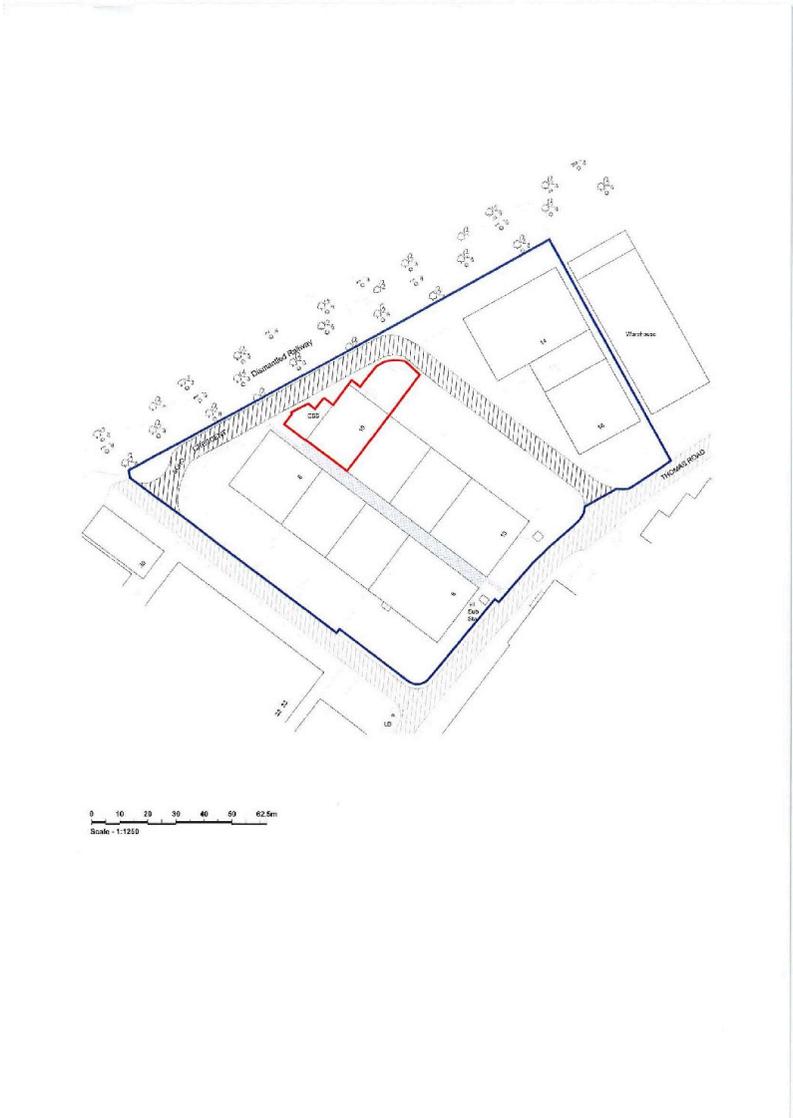
Car Parking: Yes

Total parking spaces: 12

Accommodation

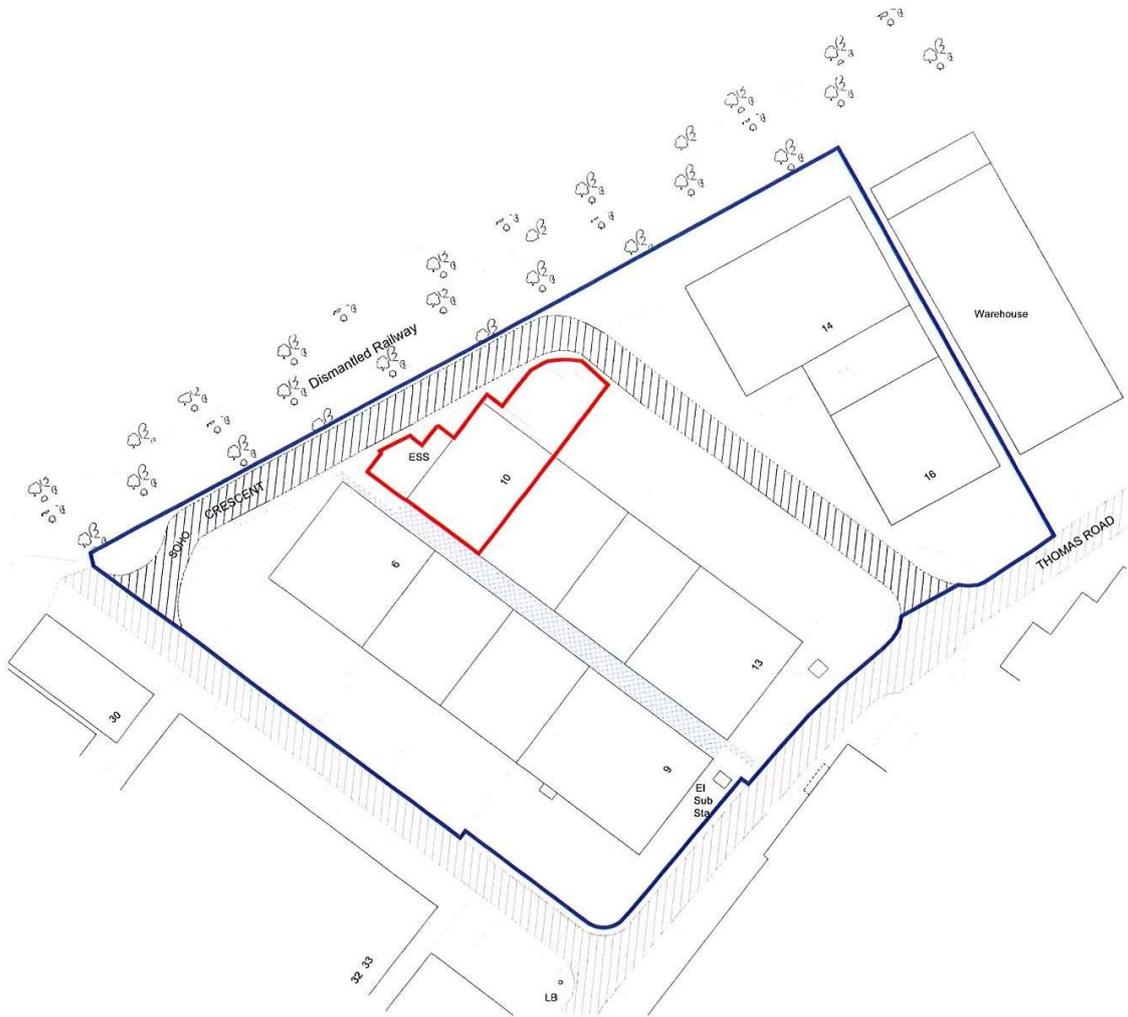
| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|---------------------|
| Ground | 5,505 | 511.43 | Available |
| 1st - Office | 1,031 | 95.78 | Available |
| Total | 6,536 | 607.21 | |

Floor plan









0 10 20 30 40 50 62.5m
Scale - 1:1250