



Unit 4 HQube, Bellfield Road, High Wycombe, HP13 5GX

**To Let | 1,034 sq ft**

MODERN INDUSTRIAL / WAREHOUSE UNIT

## Unit 4 HQube, Bellfield Road,, High Wycombe, HP13 5GX

### TO LET

#### Summary

- Size: 1,034 sq ft
- Rent: £20,000 per annum
- Rates payable: £6,362.25 per annum Small Business Rates Relief May Apply
- Rateable value: £12,750
- EPC: B (30)

#### Further information

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

#### Viewings and Further Information



Neave DaSilva  
01494 796054 | 07827 908926  
nds@chandlergarvey.com



#### Description

The main section of the units is of steel portal frame construction with profile cladding under a pitched roof with plentiful roof lights. In addition, each unit has a cleverly incorporated shipping container, connected internally to the main unit to provide additional workspace.

Unit 12 benefits from roller shutter doors, 3 phase electricity, LED lighting, heat pump and air conditioning.

Operational use limitations Monday–Saturday 7am–7pm.  
(No use on Sundays or statutory holidays).

#### Location

HQUBE is located in Broom Way behind the Morrisons Superstore, just outside the main town centre, which has an extensive range of retail and leisure facilities.

High Wycombe is strategically located on the M40 Motorway (J4) 30 miles west of Central London, and excellent road communications are available to other principal towns in the greater Thames Valley region. Excellent rail services High Wycombe to London Marylebone with journey time of approximately 29

#### Money Laundering

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

#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Wharehouse	737	68.47	Available
Ground - Office	297	27.59	Available
<b>Total</b>	<b>1,034</b>	<b>96.06</b>	