

TO LET**TWO-STOREY CHARACTER INDUSTRIAL / WAREHOUSE BUILDING**

Unit 2A Desborough Industrial Park

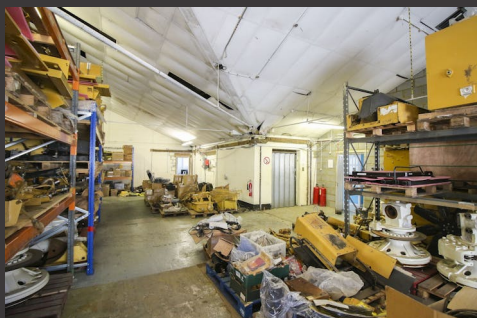
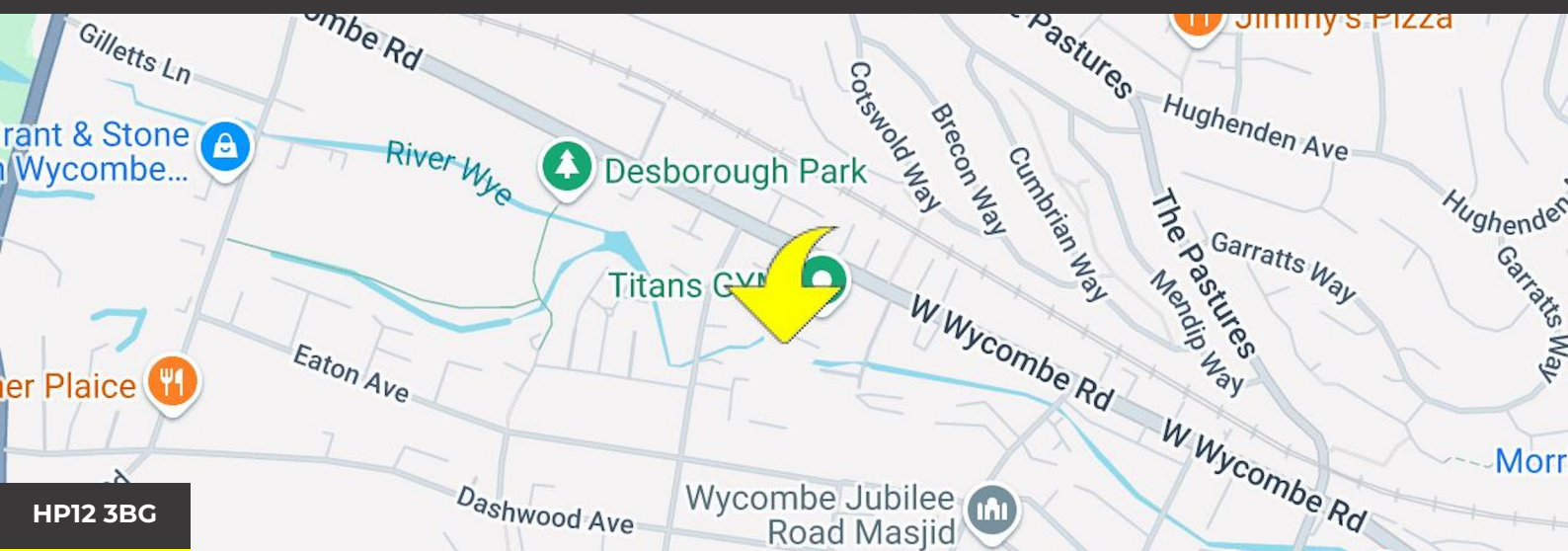
Desborough Park Road, High Wycombe, HP12 3BG

12,067 SQ FT (1,121.06 SQ M)

- Minimum clear eaves height 3.19 rising to 3.72m
- 3 Phase power & gas
- Goods lift
- 8x Parking spaces
- WC's & shower
- Solar PV panels
- Security & fire alarm
- Office with gas central heating
- Concertina loading door (w:4m x h:2.78m)
- Loading bay
- First floor storage
- Concrete floor
- Kitchenette
- Lighting
- Security bars / grilles to windows

Location

The property is located on Desborough Industrial Park is situated off Desborough Park Road, a short distance from its junction with West Wycombe Road (A40) and about 1.5 miles west of High Wycombe town centre. Access to the M40 motorway is at junction 4, approximately 1.5 miles drive as is High Wycombe train station.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse / Storage	5,969	554.54
First Floor Warehouse / Storage	6,098	566.52
TOTAL	12,067	1,121.06

All measurements are approximate and on a gross internal basis (GIA)



Summary

Available Size	12,067 sq ft
Tenure	New Lease
Rent	Rent on application
Business Rates	Interested parties are advised to contact Wycombe District Council to obtain this figure.
Service Charge	Approx. £1,750 per annum.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	C (70)

Description

The premises comprise a two-storey industrial/warehouse building with a clear open-plan layout, perfect for any business looking for ample storage and workspace. The ground floor features a large warehouse area with additional storage on the first-floor level accessed via a goods lift. The first floor also incorporates quality office accommodation. The property has the added benefit of front and rear external storage areas. Designated parking is available at the front of the property and also on the estate. This is an ideal property for any company looking for a functional and efficient industrial space. Solar PV panels have been added to the roof to generate additional power.

Travel Distances

A40 - 0.1 miles

M40 - 2.3 miles

High Wycombe Station - 1.5 miles

High Wycombe High Street - 0.9 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

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