

FREEHOLD OPPORTUNITY 0.82 ACRES

of interest to Owner Occupiers/Developers/Investors - STPP

Colliers

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colliers.com/uk/industrial

FOR SALE

Chapel Lane, High Wycombe

Bucks, HP12 4BJ

Key Points:

- Opportunity to acquire an 0.82-acre site
- Of interest to Owner Occupiers, Investors and Developers
- Significant power supply
- Prominently located in an established industrial area of High Wycombe
- Vacant factory/office/workshops of 29,625 sq ft (GIA) across 2 separate buildings
- Property offered with full vacant possession on a freehold basis
- Self-contained site with shared access road



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Industrial / Development Site

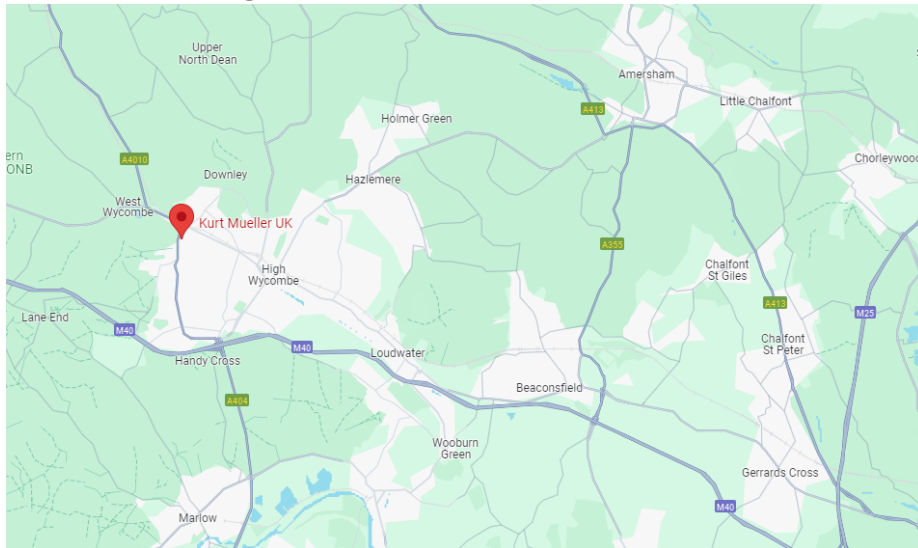
Chapel Lane, High Wycombe

Description

The site comprises a self contained 0.82-acre plot and is accessed via Chapel Lane. The premises is comprised of a 1950's workshop/factory with later additions to include first floor offices and a mixture of two-storey production units, engineering workshop and store. The floors are of concrete construction and access to the first floors are by both staircases and via a goods lift. Suitable for a variety of uses subject to planning.

Location

The property is situated on the eastern side of the A4010 (Chapel Lane) in an established employment area approximately 2 miles to the west of High Wycombe town centre and 2.3 miles to the Handy Cross roundabout at Junction 4 of the M40 motorway, which links to the M25 (10.5 miles) to the south, and on to Central London (29 miles) to the south-west, whilst the M40 also provides access to Oxford (23 miles) and Birmingham (75 miles).

**Floor Areas**

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GIA)

	SQ FT	SQ M
FF Workshop	9,950	924.4
FF Offices	3,029.28	281.4
GF Production	11,747	1,091.3
Detached 2-storey workshop	4,457	414
Circulating plant	297	27.6
Ancillary building	145	13.47
TOTAL	29,625.28	2,752

Price

£1,395,000 – plus VAT (if applicable)

Proposal

Offers are invited on an unconditional basis.

Tenure

Available on a freehold basis with vacant possession. Title Number: BM423560

EPC

Available upon request.

Rateable Value

The rateable value for the premises with effect from 1st April 2023 is £134,000.

Interested parties are advised to make their own enquiries with the local council.

VAT

All prices and other costs quoted exclusive of VAT.

Contact

For further information and to arrange inspections please contact Colliers or our joint agents Duncan Bailey Kennedy.

Disclaimer

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ANTI MONEY LAUNDERING

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Industrial / Development Site

Photos




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