

# INDUSTRIAL INVESTMENT / DEVELOPMENT OPPORTUNITY HIGH WYCOMBE



## Industrial Investment

Approx. 0.16 acre  
Freehold  
Prime Location  
Available in Vacant possession  
Secure premises  
Potential development

For further information, please contact:



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# INDUSTRIAL INVESTMENT / DEVELOPMENT OPPORTUNITY HIGH WYCOMBE



## Description

Galaxy Hayes Real Estate presents you with the opportunity to acquire 11 Ford Street, now available for freehold purchase.

This freehold site consists of two adjoining structures and additional yard space with the total land measuring to approximately 0.16 acres, perfect for industrial investment and / or development opportunities. Available in vacant possession. Conveniently located for access to London and the national motorway network.

## Accommodation

11 Ford street consists of a retail unit, warehouse and 2 yards with secure gates and on-site parking.

The retail unit is measured out to approximately 1,125 sqft on the ground floor and 1,125 sqft on the first floor which can be utilised as office space. It also has the potential to be split into two separate retail units to allow further and better rental income. These units are located road facing in a heavily residential area along with several commercial businesses in the close vicinity thus making it easily accessible and suitable for various clientele.

The unit is connected to the warehouse which measures out to approximately 1,300 sqft on the ground floor and 1,300 sqft on the first floor.

Yard 1 is measured to approximately 2,060 sqft.  
Yard 2 is measured to approximately 1,900 sqft.

## Location

The freehold site has an ideal location, giving it an easy access to A40/M40/M25 and Heathrow Airport. The Unit has good access to Central London and the national motorway network via the M40 and M25.

## Terms

Tenure: Freehold  
Guide Price: £1.2 million



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