

Wye Estate High Wycombe

Available to Let
Warehouse
1,904 - 2,838 sq ft (176.9 - 263.7 sq m)



5m eaves



Prominent main road (A40) position
with road frontage



Allocated and additional shared visitor
parking



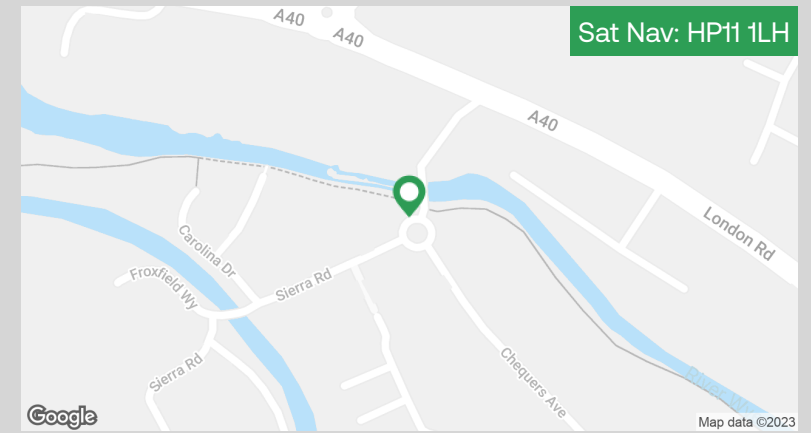
Established trade counter location



Warehouse lighting

Wye Estate

London Road High Wycombe HP11 1LH



Description

A refurbished end of terrace unit of portal frame construction with glazed entrance panel and WC's

Location

The unit is situated on the popular Wye Estate, located on the A40 circa one mile east of High Wycombe town centre. Access to the M40 motorway is at either Junction 4, c. 1.5 miles or Junction 3, c. 2 miles.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Tom Edgington
southeast@mileway.com
0203 991 3516

BNP
Zach Heppner-Logan
zach.heppner-
logan@realestate.bnpparibas
07787 221412

BNP
Chris Harris
chris.harris@realestate.bnpparibas
07554 644 091

Duncan Bailey Kennedy
Adrian Dolan
adriand@dbk.co.uk
01494 450 951



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 12	Warehouse	1,904	176.9	Immediately
Unit 15	Warehouse	2,838	263.7	Immediately
Total		4,742	440.6	

Property owned by **Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com

Mileway