



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**Unique Opportunity**  
**Industrial / Warehouse with Offices suitable for a variety of uses. Subject to Planning**

**Perth House, Unit 3  
Grafton Street  
High Wycombe, Bucks HP12 3AJ**



**2,582 sq ft (239.93 sq m)**  
**Approximate Gross Internal Area**

**FREEHOLD FOR SALE**

## LOCATION

Perth House is situated approximately 1 mile to the west of High Wycombe town centre, in an established commercial area, a few hundred yards distant from the main A40 London to Oxford road. The M40 motorway is approximately 1 mile distant by junction 4 at Handy Cross.



## DESCRIPTION

The premises comprise a detached two storey industrial premises / business unit developed in the mid 1980s. The premises are of a steel frame construction with brick elevations to ground floor and profile steel clad to first floor and roof. The first floor is of concrete plank construction with adequate floor loading for light industrial use. The current occupiers have fitted out half the first floor as offices, but these could easily be removed, or extended. Externally, there are 5 car parking spaces and an electrically operated access door. The property provides highly flexible accommodation suitable for a variety of industrial and / or office uses.

The property benefits from the following features: -

- Suspended ceilings in part
- Category II lighting
- Carpet tiles
- Three Phase power
- Electrically operated access door door which is 3.75m high and 4.10m wide
- Security grills
- Single glazed sliding windows
- Stud partitions
- Ladies and gents WCs
- Gas central heating
- Intruder Alarm

## ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor - Warehouse / workshop -	1,341 sq.ft. (124.60 sq.m)
First Floor - Showroom / offices -	1,241 sq.ft. (115.33 sq.m)
<b>Total –</b>	<b>2,582 sq.ft. (239.93 sq.m)</b>

## TERMS

Freehold with full vacant possession.

## PRICE

£450,000 plus VAT if applicable.

## RATES

The Valuation Office website indicates a 2023 Rateable Value of £24,500. Rate in £ for 2022/23 is 49.9 pence.

## LEGAL COSTS

Each party to be responsible for all legal costs incurred in this transaction.

**ENERGY PERFORMANCE RATING:** E – 119.

**VIEWING** – Strictly by appointment with Sole Agents:

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