

Photographs taken prior to existing tenant's occupation.

J.3 M40 HIGH WYCOMBE

# Beech HOUSE

A high specification **Warehouse/Production** building with 'headquarters' offices **2,151 sq.m. (23,158 sq.ft.)**

## **Beech House**

Knaves Beech Business Centre, Boundary Road, High Wycombe  
Bucks. HP10 9SD



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# Beech HOUSE



## Location

The property is situated fronting Boundary Road (A4094) on Knaves Beech Business Centre, adjacent to Junction 3 of the M40 motorway on the outskirts of High Wycombe.

## Description

A detached modern warehouse industrial building with single storey warehouse and adjoining two storage offices.

## Offices

- Open plan offices
- Suspended ceiling with recess lighting
- Perimeter trunking
- Carpeting
- Comfort cooling
- WC facilities including disabled WC
- Shower

## Warehouse/Production Area

- Eaves height 5.24 metres rising to 7.68 metre at ridge
- Two electronically operated sectional up and over loading doors
- Clear open plan space

## Accommodation (areas are approx gross internal)

Production/Warehouse	16,353 sq.ft.	1519 sq.m
Offices - two storey	6,500 sq.ft.	604 sq.m
Ground Floor Link	305 sq.ft.	28 sq.m
<b>Total</b>	<b>23,158 sq.ft.</b>	<b>2151 sq.m</b>

## Rent

Upon application. Please note that all rents quoted are exclusive of business rates, service charge and VAT if applicable



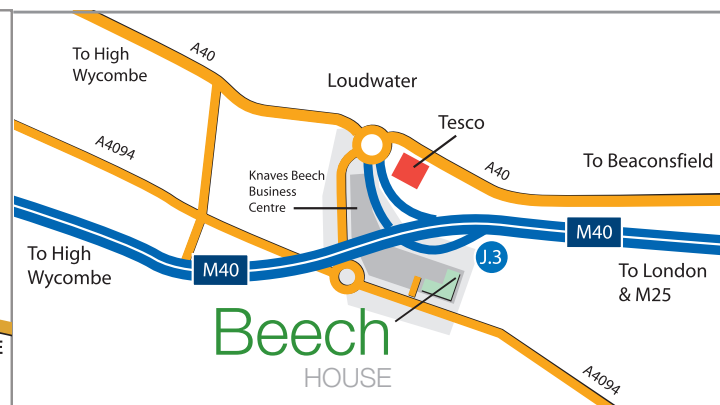
## EPC

EPC To be confirmed, refer to agents

## Viewing

Strictly by appointment only with the joint Sole agents

MISREPRESENTATION ACT 1967 These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy LLP or CarterJonas. "Finance Act 1989 – unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction." 03/23



## Communications

### Road

M40	J.3	adjacent to site
M25	J.16	8 miles
Central London		24 miles
Heathrow		19 miles

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