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## **INDUSTRIAL / WAREHOUSE UNIT TO LET**

Unit 8 Summerleys Business Centre  
Summerleys Road  
Princes Risborough  
Bucks  
HP27 9EQ



**5,915 SQ. FT / 550 SQ. M (APPROX GIA)**

**LOCATED ON A NEW HIGH QUALITY  
INDUSTRIAL / WAREHOUSE BUSINESS CENTRE**

## **LOCATION**

Princes Risborough is an affluent town in Buckinghamshire, and is located approximately 9 miles south of Aylesbury, 8 miles north-west of High Wycombe, and 40 miles north-west of London. The business centre is within walking distance of Princes Risborough mainline railway station, with frequent connections to London Marylebone, Bicester, Oxford and Birmingham and is situated 7.5 miles from the M40 motorway (J6) and 21 miles from the M25 motorway.

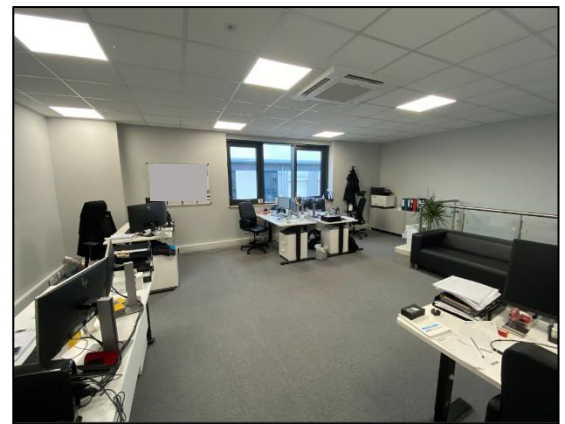
## **DESCRIPTION**

Summerleys Business Centre is a new high quality industrial/warehouse development situated at the end of an attractive, secure and well-established gated business park environment. The high specification unit provides ground and first floor offices, 3-phase power, electric roller shutter door, minimum 7 metres internal eaves height, fibre broadband, disabled WC. The unit also has 13 parking spaces and currently benefits from B2/B8 use.

The premises comprise the following approximate Gross Internal Areas:

Ground Floor Warehouse:	4,822 sq ft / 447.98 sq m
Ground Floor Office:	517 sq ft / 48.03 sq m
First Floor Office:	517 sq ft / 48.03 sq m
<b>Total:</b>	<b>5,915 sq ft / 549.52 sq m</b>

Note warehouse mezzanine not included.



## **TERMS**

We are instructed to market a new lease for a term to be agreed.

## **RENT**

£73,950 (approx. £12.50 per sq. ft) per annum exclusive.

## **RATES**

The Valuation Office indicates a Rateable Value as of 1st April 2023 of £61,000. Rate in the £ for 23/24 is 51.2p

## **ENERGY PERFORMANCE RATING**

B-49



## **VIEWING**

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



**Tom Good / Adrian Dolan**

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