

LOUDWATER MILL BUSINESS CENTRE



UNIT D - 2,511 sq ft & UNIT E - 2,521 sq ft
WAREHOUSE / INDUSTRIAL UNITS
AVAILABLE TO LET
J3 M40

STATION ROAD | LOUDWATER | HIGH WYCOMBE | HP10 9TY



SPECIFICATION HIGHLIGHTS

- 7.2m eaves heights
- Floor loading 30 kn / sq m
- 3 phase power supply
- Gas supply
- Demised car parking
- Roof lights (20% coverage)
- Electric loading doors (4m height)
- First floor office
- DDA WC in each unit
- EPC: B

OPTIONAL EXTRAS

- Car charging points



LEASE DETAILS

- New lease to be granted directly from the landlord on terms to be agreed

RENT

- £39,950 +VAT pa (per unit)

VAT

- The buildings are elected for VAT which is payable on all rents, service and estate charges

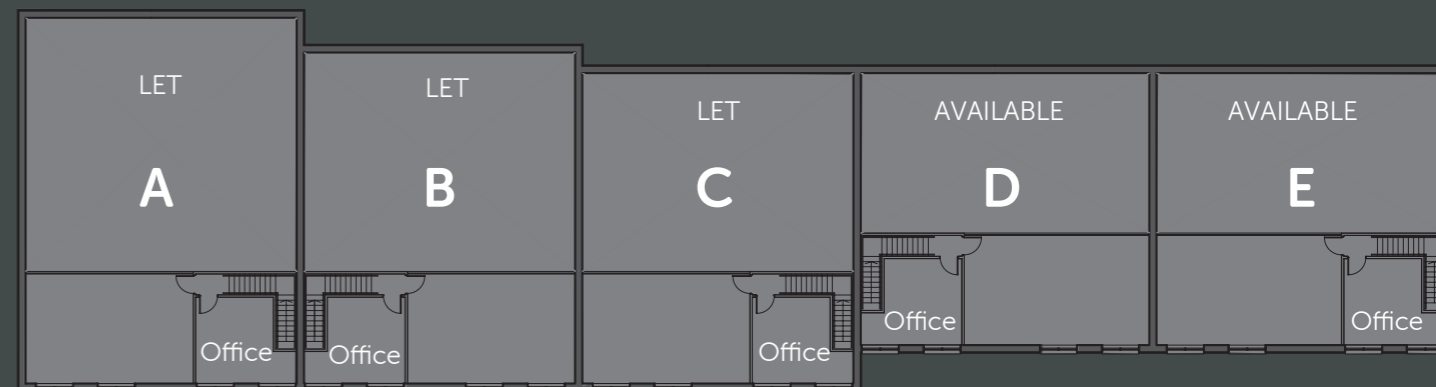
PLANNING

- B1, B1(c), B2, B8

UNIT	D	E
Ground	2,171 sq ft	2,170 sq ft
First floor office	340 sq ft	351 sq ft
TOTAL	2,511 sq ft	2,521 sq ft

Gross external areas

Potential to take adjacent available units D and E together.





LOCATION

Loudwater Mill Business Centre is located in High Wycombe, Buckinghamshire, 29 miles north-west of Central London. The estate is situated on Station Road, just off the A40 (London Road) 500 metres from Junction 3 of the M40.

CONNECTIVITY

High Wycombe rail station is within 3 miles and offers a frequent service to London Marylebone (29 minutes). In addition there is a regular bus service from the estate to High Wycombe town centre.

By road	miles	By rail	mins
M40	0.3	London Marylebone	22
M25	8	Birmingham New St	63
M4	10	Bristol	102
Maidenhead	10		
Slough	11		
Uxbridge	12		
Heathrow Airport	18		
Reading	20		
Oxford	29		
Central London	29		



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