



**Commercial Property Consultants**

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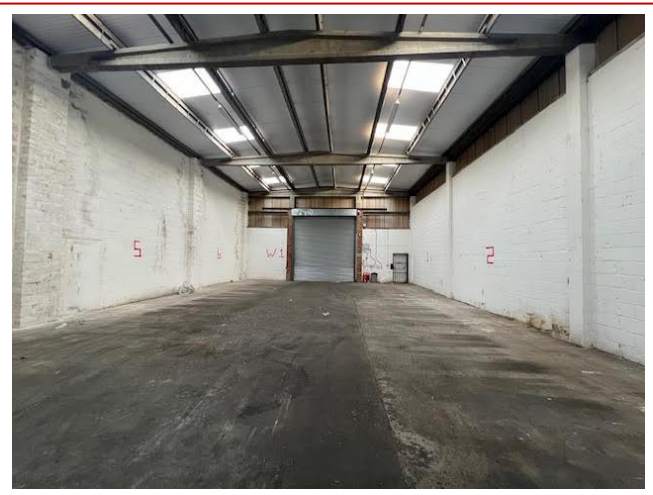
**PROPERTY PARTICULARS**

*Preliminary Particulars*

**TO LET**

**Industrial / Warehouse Unit  
With Secure Gated Yard and New Roof**

**RENT ONLY £10.75 PER SQ.FT.**



**9,339 Sq Ft (867.62 Sq M) Approx. Gross Internal Area**

**112A & 112B Coronation Road  
Cressex Business Park, High Wycombe  
Bucks HP12 3RP**

## LOCATION

Situated on High Wycombe's principal Business Park approximately 0.5 mile from Junction 4 of the M40. High Wycombe town centre lies approximately 1 mile to the south and benefits from most major retailers, plus a British Rail Station, which serves London Marylebone (quickest journey time approximately 21 minutes).

## DESCRIPTION

A warehouse/factory building comprising two adjoining units with the following approximate areas:-

### 112A Coronation Road

Ground Floor	Factory/Office	443.82 m <sup>2</sup>	4,777.28 sq. ft.
First Floor	Office	<u>109.93 m<sup>2</sup></u>	<u>1,183.24 sq. ft.</u>
Total -		<u>553.75 m<sup>2</sup></u>	<u>5,960.52 sq.ft.</u>

### 112B Coronation Road

Ground Floor	Factory	264.31 m <sup>2</sup>	2,845.04 sq. ft.
First Floor	Office	<u>49.56 m<sup>2</sup></u>	<u>533.52 sq. ft.</u>
Total -		<u>313.87 m<sup>2</sup></u>	<u>3,379.56 sq.ft.</u>

**TOTAL approx. Gross Internal Area - 867.62 sq.m (9,339 sq.ft.)**

Parking is available to the front and side. The property enjoys the benefit of a gated secure yard.

## TERMS

The property is to be available on a new Full Repairing and Insuring lease.

## RENT

£100,895 per annum exclusive (approx. £10.75 per sq.ft.), plus VAT if applicable.

## RATES

The Valuation Office website indicates a Rateable Value of £2,075 as of 1<sup>st</sup> April 2023 for Unit A, 112 Coronation Road. Rates for Unit B, 112 Coronation Road to be confirmed.

## ENERGY PERFORMANCE CERTIFICATE RATING:

112A – E124

112B – C66

**LEGAL COSTS** – Each party to pay their own costs.

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

**Duncan Bailey Kennedy**  
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