



Commercial Property Consultants

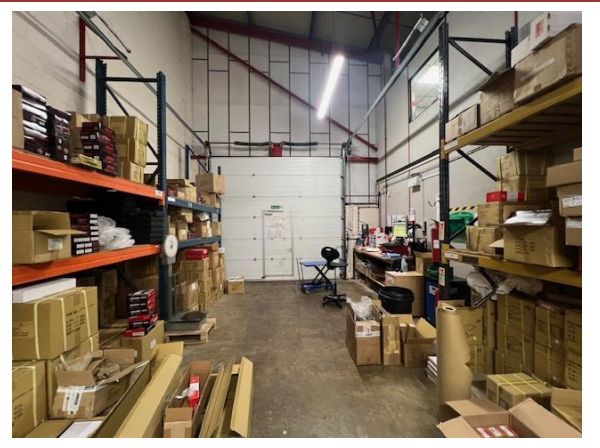
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

**UNIT 8
LANE END INDUSTRIAL PARK
LANE END, HIGH WYCOMBE
BUCKS HP14 3BY**



**3,081 sq.ft. (286.22 sq.m)
Approximate Gross Internal Measurement
Plus Mezzanine Storage Area 1,551 sq.ft. (144.10 sq.m)**

LOCATION

Lane End is approximately 3 miles west of High Wycombe and a similar distance southeast from Junction 5 of the M40 motorway.

This modern estate comprises 14 units with Veolia Water being the principal tenant.

DESCRIPTION

A modern purpose-built industrial unit constructed in the late 1980's of brick and profile steel elevations under a single pitch insulated roof. The accommodation in more detail is arranged as follows:-

| | |
|---|----------------------------|
| Industrial/Warehouse space, office, reception, Male & female WC's, and kitchenette | 2,517 sq.ft. (233.87 sq.m) |
| First Floor offices - | 564 sq.ft. (52.42 sq.m) |
| Sub Total - | 3,081 sq.ft. |

Mezzanine Storage - 1,551 sq.ft. (144.10 sq.m)

Overall Total - 4,632 sq.ft. (430.36 sq.m)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

£38,500 per annum exclusive, plus VAT.

LEGAL COSTS

Each party to pay their own costs.

BUSINESS RATES

The Valuation Office website indicates a Rateable Value of £31,250 as of 1st April 2023. Rate in the £ for 2022/23 is 49.9 pence.

ENERGY PERFORMANCE RATING: E - 121

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy
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