



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

**Budget Self-Contained Industrial / Storage /
Business Unit**

**Unit 4, Building 1
Lane End Road, Sands
High Wycombe
Bucks HP12 4HG**



920 sq.ft. (85.47 sq.m) Approximate Gross Internal Area

TO LET

LOCATION

The property is prominently located along Lane End Road on the Sands Industrial Estate, which lies approximately 2.5 miles equidistant from Junction 4 of the M40 motorway and High Wycombe town centre.

DESCRIPTION

A self-contained business unit with male and female WC's and car parking.

ACCOMMODATION (Approximate Gross Internal Area)

920 sq.ft. (85.47 sq.m)

TERMS

The unit is available on a new lease on terms to be agreed by negotiation.

RENT

£9,950 per annum exclusive of all other outgoings.

RATES

To be confirmed.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING – Strictly by appointment through the Joint Agents:

Duncan Bailey Kennedy
Adrian Dolan / Elliot Mackay / Liam Ash
adriand@dbk.co.uk / elliottm@dbk.co.uk / liama@dbk.co.uk
01494 450951



Ref: JKH / 1123