



**Commercial Property Consultants**

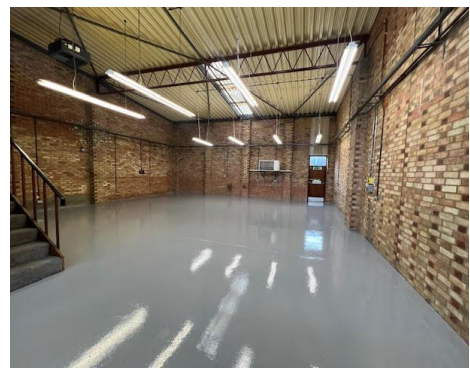
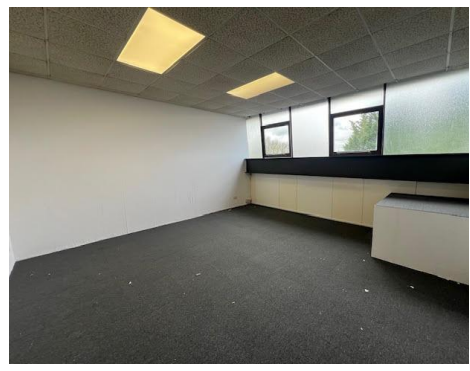
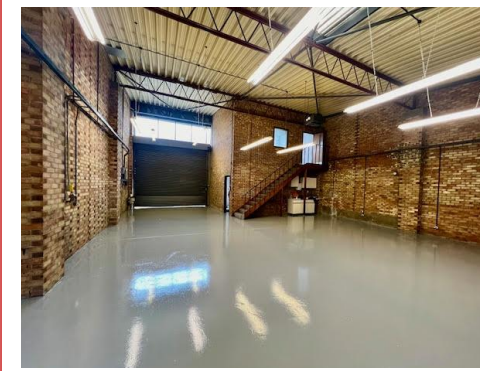
Offices at High Wycombe and Marlow  
For details of all available properties visit our website

**PROPERTY PARTICULARS**

*Preliminary Particulars*

**Industrial / Storage / Trade Counter Unit  
(Subject to Planning)**

**UNIT 11, LINCOLN PARK BUSINESS CENTRE  
LINCOLN ROAD, CRESSEX BUSINESS PARK  
HIGH WYCOMBE, BUCKS HP12 3RD**



**1,927 sq.ft. (179 sq.m.) Approx. Gross Internal Area**

**TO LET**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## **LOCATION**

Lincoln Park Business Centre is situated within Cressex Business Park, which is approximately 1.1/2 miles from Junction 4 of the M40, and the A404 Marlow By-Pass linking to Junctions 8/9 of the M4. High Wycombe town centre is approximately one mile to the north.

## **DESCRIPTION**

A modern end of terrace industrial / warehouse building suitable for trade counter use, subject to planning, with roller-shutter loading door.

## **ACCOMMODATION** (approximate Gross Internal Area)

Ground Floor	1,636 sq.ft.
First Floor Office	291 sq.ft.
Total approximate Gross Internal Area -	1,927 sq.ft. (179 sq.m)

## **TERMS**

The property is available To Let on a new full repairing and insuring lease for a term to be agreed.

## **RENT**

£26,495 per annum exclusive

Rent quoted is exclusive of all other outgoings such as business rates, service charge, insurance, and plus VAT if applicable.

## **RATEABLE VALUE**

The Valuation Office website indicates a Rateable Value of £19,250. Rate in the £ for 2023/4 is 49.9p.

## **ENERGY PERFORMANCE RATING**

To be confirmed.

## **VIEWING**

For further information and to arrange a viewing, please contact Sole Agents: -

**Duncan Bailey Kennedy**  
**Adrian Dolan / Elliot Mackay**  
[adriand@dbk.co.uk](mailto:adriand@dbk.co.uk) / [elliottm@dbk.co.uk](mailto:elliottm@dbk.co.uk)  
**Tel: 01494 450 951**

