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PROPERTY PARTICULARS

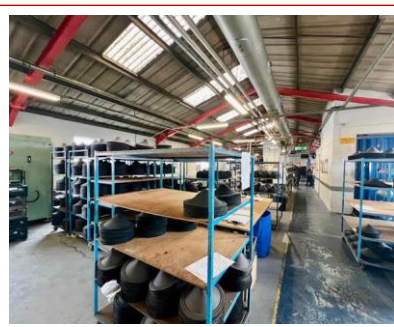
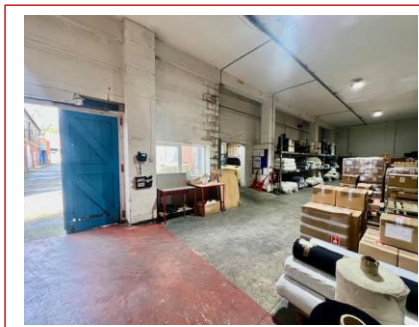
Preliminary Particulars

FREEHOLD FOR SALE

SELF-CONTAINED FACTORY / INDUSTRIAL COMPLEX WITH OFFICES AND CAR PARKING TOTTALLING APPROX. 29,625.28 SQ.FT. (2,752.25 SQ.M) GIA SITE AREA OF APPROX. 0.82 ACRES

OF INTEREST TO OWNER OCCUPIERS / DEVELOPERS / INVESTORS, SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING

**CHAPEL LANE
HIGH WYCOMBE, BUCKS
HP12 4BJ**



LOCATION

The property is situated on the eastern side of the A4010 (Chapel Lane) in an established employment area approximately 2 miles to the west of High Wycombe town centre and 2.1/4 miles to Junction 4 of the M40 motorway, which links to the M25 (10.5 miles) to the south, and on to Central London (29 miles) to the south-west, whilst the M40 also provides access to Oxford (23 miles) and Birmingham (75 miles).

DESCRIPTION

The premises comprise a 1950's factory premises with later additions comprising first floor offices and a mixture of two-storey production units, engineering shop and store. We understand the floors are of concrete construction and access to the first floors are by both staircase and via a goods lift. The floor areas are as follows:-

First Floor Offices -	3,029.28 sq.ft.
First Floor Production Area -	9,950 sq.ft.
Ground Floor Production Area Plus Storage -	11,747 sq.ft.
Detached Two-Storey Portal Frame Engineers Shop	4,457 sq.ft.
Single-Storey Circulating Plant	297 sq.ft.
Single-Storey Attached Building	145 sq.ft.
Total approximate Gross Internal Area -	29,625.28 sq.ft. (2,752.25 sq.m)

PURCHASE PRICE

£1,395,000 plus VAT if applicable.

RATES

The Valuation Office Agency website indicates a Rateable Value of £134,000 as of 1st April 2023. Rate in the £ for 2022/23 is 51.2p.

LEGAL COSTS

The purchaser to be responsible for the landlord's legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

Main Building: F – 149
Building 2: G - 153

VIEWING – Strictly by appointment through the Joint Sole Agents:

Duncan Bailey Kennedy
Adrian Dolan / Elliot Mackay / Tom Good
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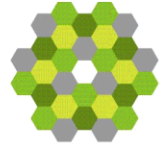
Colliers
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01895 457726



Ref: JKH / 0324

HM Land Registry
Official copy of
title plan

Title number **BM423560**
Ordnance Survey map reference **SU8493NW**
Scale **1:1250**
Administrative area **Buckinghamshire**



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