



Commercial Property Consultants

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

PROPERTY PARTICULARS

**MODERN INDUSTRIAL WAREHOUSE UNIT
FREEHOLD FOR SALE / TO LET**

Unit 3 Summerleys Business Centre
Summerleys Road
Princes Risborough
Bucks, HP27 9EQ



2,728 SQ. FT / 253 SQ. M (APPROX GIA)

Plus Additional First Floor Mezzanine Storage Area Of 296 sq ft / 27.5 sq m

Of Interest To Owner Occupiers & Investors

LOCATED ON A HIGH QUALITY INDUSTRIAL / WAREHOUSE BUSINESS CENTRE

LOCATION

Princes Risborough is an affluent town in Buckinghamshire, and is located approximately 9 miles south of Aylesbury, 8 miles north-west of High Wycombe, and 40 miles north-west of London. The business centre is within walking distance of Princes Risborough mainline railway station, with frequent connections to London Marylebone, Bicester, Oxford and Birmingham and is situated 7.5 miles from the M40 motorway (J6) and 21 miles from the M25 motorway.

DESCRIPTION

Summerleys Business Centre is a high quality industrial/warehouse development constructed in June 2019 and is situated at the end of an attractive, secure and well-established gated business park environment. The high specification unit provides ground and first floor offices with heating and cooling, 3-phase power, electric roller shutter door, minimum 7 metres internal eaves height, fibre broadband, disabled WC and kitchenette. The unit also has 6 parking spaces and currently benefits from B2/B8 use.

The premises comprise the following approximate Gross Internal Areas:

Ground Floor Warehouse:	2,129 sq ft / 197.8 sq m
Ground Floor Office:	299 sq ft / 27.8 sq m
First Floor Office:	299 sq ft / 27.8 sq m
Total:	2,728 sq ft / 253.4 sq m
Mezzanine storage area:	296 sq ft / 27.5 sq. m

RENT & TERMS

£37,000 (approx. £13.50 per sq. ft) per annum plus VAT for a new lease for a term to be agreed.

PURCHASE PRICE

Our clients seek £650,000 plus VAT for the freehold.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

RATES -TBC

ENERGY PERFORMANCE RATING - C-51

VIEWING - Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:



Tom Good / Adrian Dolan

tomg@dbk.co.uk / adriand@dbk.co.uk

01494 450951



ESTATE PHOTOS

