



## Vernon Building

Westbourne Street, High Wycombe, HP11 2PX

### **WORKSHOP / STORAGE UNIT**

**380 to 937 sq ft**  
(35.30 to 87.05 sq m)

- LED Lighting
- Solid concrete floor
- 3-Phase electric
- Two goods & passenger lifts
- Toilets on each floor
- Flexible lease
- Opposite Aldi and Desbox

# Vernon Building, Westbourne Street, High Wycombe, HP11 2PX

## Summary

<b>Available Size</b>	380 to 937 sq ft
<b>Rent</b>	£847.50 per month
<b>Rates Payable</b>	£2,937.60 per annum Direct to Buckinghamshire Council 2026
<b>Rateable Value</b>	£6,800
<b>Service Charge</b>	£2.25 per sq ft
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (90)

## Description

The Vernon Building is located on Westbourne Street, off Desborough Road approximately ½ a mile from High Wycombe town centre.

There are two goods and passenger lifts as well as loading facilities at the rear. Each unit has a solid concrete floor and strip lighting. There is electricity to each unit and ladies and gents toilets on each floor.

## Location

High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

## Accommodation

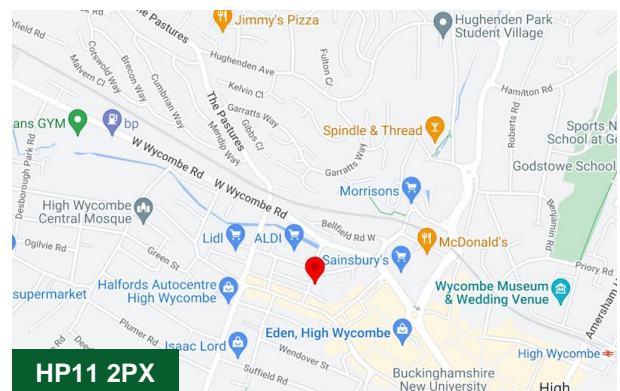
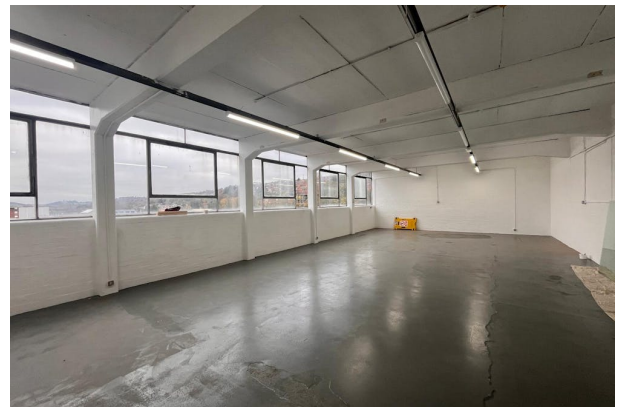
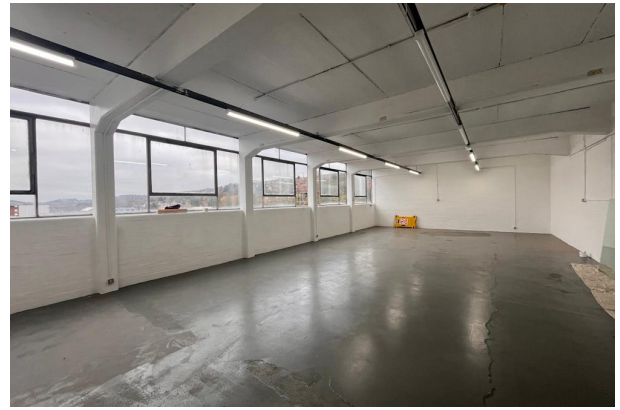
Name	sq ft	Rent	Service charge	Availability
Unit - 15	936	£780 /month	£175 /month	Available
Unit - 16	380	£416 /month	£72 /month	Available
Unit - 33	937	£780 /month	£175 /month	Available
<b>Total</b>	<b>2,253</b>			

## Terms

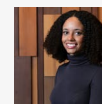
Available on a new lease direct from the landlord on terms to be agreed.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



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