

TO LET

7,244 Sq.Ft. (672.97 Sq.M.)



**Nicol Andrew - Mayday House, Oakridge Road, High Wycombe,
Buckinghamshire, HP11 2PF**

INDUSTRIAL UNIT

- Near To Town Centre
- Large Electric Supply
- Ample Parking



High Wycombe
01494 341530

NICOL ANDREW - MAYDAY HOUSE, OAKRIDGE ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2PF

Location & Description

The property is located circa 0.6 miles from High Wycombe town centre, and is accessed just off the A40 (West Wycombe Road). In close proximity there are convenience food offerings, and a petrol station.

Within the town centre is the Eden Shopping Centre and main line Railway Station, providing services to London Marylebone.

The M40 J4 is located circa 1.8 miles to the South of the property, providing onward travel to Birmingham & London.

A well presented, industrial unit located near to the town centre of High Wycombe, on a circa 1 Acre plot.

The property spans 19,728sq.ft. in total, and is divided into three parts, of which B & C are now let. The units are accessed via a private lane, from Oakridge Road, which provides additional car parking further to the gated car parking that can be found directly in front of unit A.

Access for loading will be created to the side of the unit, by way of Roller-Shutter door.

The unit benefits from a large power supply of an estimated 600amps in to unit A, with a clear internal height of 2.3m to eaves increasing to 4.5m under the apex, where high level LED lighting can be seen.

Floor plans and asbestos audits are available by request.

The unit will have newly painted floors and be clear of any loose items seen prior to letting.

Accommodation

	Sq.Ft.	Sq.M.
Split Option A Grd	5,904	548.48
Split Option A Frst Flr	1,340	124.49
TOTAL (GIA)	7,244	672.97

Rent

£10.00 Per Sq Ft

The above rent is exclusive of business rates, service charge, insurance and utilities, and will be subject to VAT.

The property is available to let on new full repairing and insuring lease direct from the landlord.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

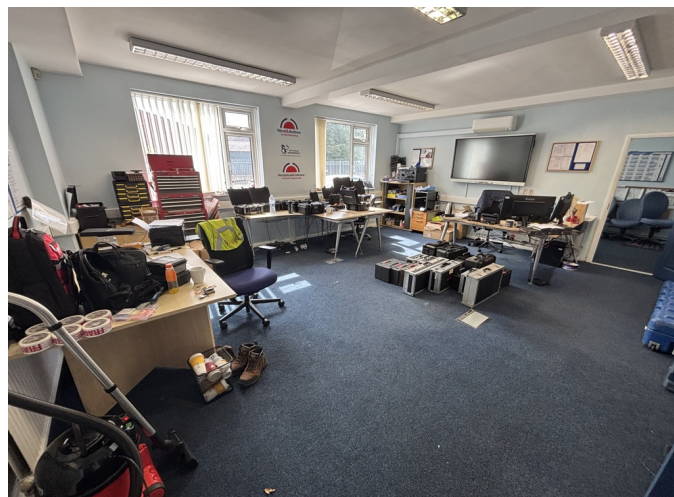
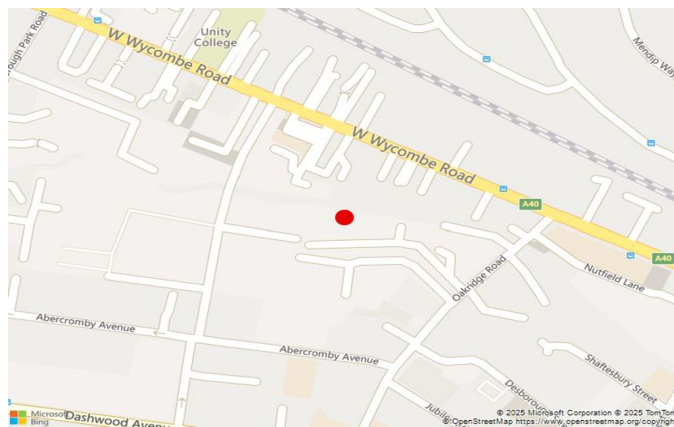
It is understood the property is elected to pay VAT.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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