



Brow Business Centre, Copyground Lane, Unit B, Brow Business Centre, High Wycombe, HP12 3HE

**To Let | 1,092 to 2,185 sq ft**

TWO-STOREY WORKSHOP



## Brow Business Centre, Copyground Lane, Unit B, Brow Business Centre, High Wycombe, HP12 3HE

### TO LET

#### Summary

- Size: 1,092 to 2,185 sq ft
- Rent: £12.50 per sq ft
- Rates payable: £11,655 per annum The business rates have been split between ground and first floor.
- Rateable value: £21,000
- EPC: E

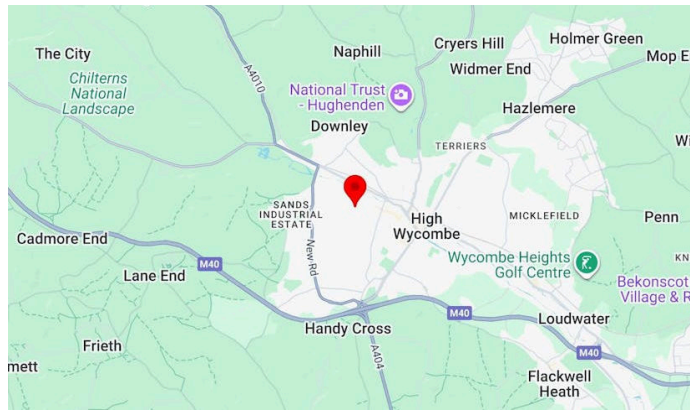
#### Further information

- [View details on our website](#)
- [Microsite](#)

#### Viewings and Further Information



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#### Description

Unit B comprises a self-contained two-storey business unit, the ground floor currently used for distribution and workshop and the 1st floor used for offices.

Internally, the property provides an entrance lobby leading to the ground floor comprising 2 x WC's, kitchen and open plan workshop with double doors access to the rear courtyard. There is ceiling mounted lighting, concrete floor, 3 phase power and good natural light. Upstairs, the 1st floor provides open plan office accommodation with suspended ceilings, recessed lighting, carpeting, glazed partitioned office, central heating and various windows providing excellent natural light.

#### Location

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.



Copyground Lane is situated to the west of town centre off Desborough Avenue, and as such provides easy vehicular access to the A40 (West Wycombe Road) and the M40 (Junction 4).

#### Terms

A new lease to be granted 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.

#### VAT

Applicable

