

TO LET

1,698 Sq.Ft. (157.74 Sq.M.)



The Compound , Desborough Park Road, High Wycombe,
Buckinghamshire, HP12 3BX

YARD / COMPOUND / CAR PARKING

- Near Town Centre Location
- Bollards In Place
- Potential To Erect Secure Fencing & Gates
- Unrestricted Access 24 / 7



High Wycombe
01494 341530

THE COMPOUND , DESBOROUGH PARK ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3BX

Location

The compound is located near to the entrance of Desborough Industrial Park, accessed via Desborough Park Road, a short distance from the A40 - West Wycombe Road.

The estate is 0.9 miles to the West of High Wycombe Town Centre (The Eden Shopping Centre) with various amenities to include national and independent retailers and restaurant operators and the bus station.

The mainline railway is a short distance, which provides services to London Marylebone.

Access to the M40 can be found at J4, approx 1.5 South of the property.

Description

The land is laid to concrete and currently used for car / van parking, with suitable car parking bollards / markers in place to deter misuse of the land. It is possible to fence the yard, to make it a secure compound if required, by a prospective tenant.

Alternative uses could be a builders yard, material storage, container storage etc.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (GEA)	1,698	157.74

Rent

£12,000 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

Legal Costs

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

VAT

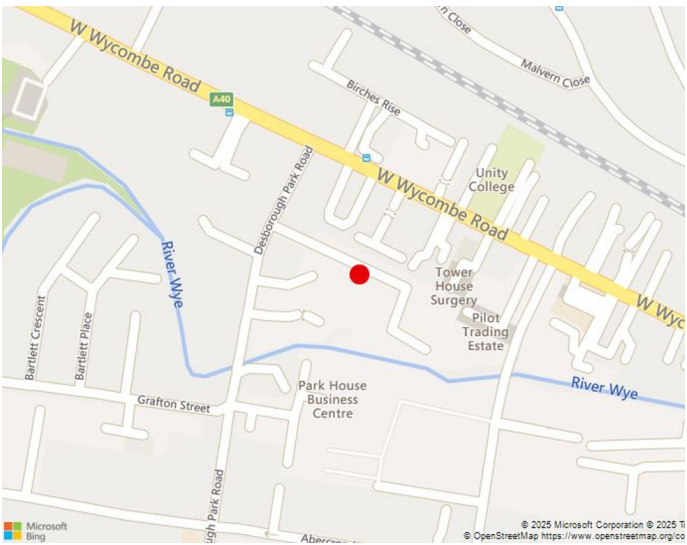
The yard is elected to pay VAT

Energy Performance Rating

N/A

Viewing Arrangements:

Please contact sole agents for further information.



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