

WORKSHOP/STORAGE UNIT TO LET



1,054 Sq. Ft. (97.90 Sq. M.)

Unit A3A Rose Business Estate

Marlow Bottom

Marlow

SL7 3ND

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The Rose Estate is situated in a prominent position fronting Marlow Bottom Road, in the centre of Marlow Bottom, between Marlow and High Wycombe and with good access to the A404, M40 and M4 motorways and Heathrow Airport.

Description

The property provides clear workspace/storage space on a well established industrial estate.

Accommodation

	Sq. Ft.	M2
TOTAL	1,054	97.95

Approx gross internal area (GIA)

Business Rates

The billing authority is Wycombe District Council

Rateable value: £7,100

100% business relief is available to qualifying uses.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

D(80)

Terms

The premises are available on a new lease outside the security provisions of the Landlord & Tenant Act 1954.

Rental: £11.50 per Sq. Ft.

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

Service charge: £1,434.14 pa

Viewing and further information



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