



Unit H Progress Road

Sands Industrial Estate, High Wycombe, HP12 4JD

INDUSTRIAL UNIT HIGH WYCOMBE

3,500 sq ft
(325.16 sq m)

- Concrete Floor
- 3-phase electricity
- Strip lighting
- Max eaves 6.55m
- 1st floor mezzanine
- Small office towards the front of the unit
- Landlord is redecorating the unit before occupation

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Summary

Available Size	3,500 sq ft
Rent	£55,000 per annum
Rates Payable	£14,471 per annum
Rateable Value	£29,000
VAT	Applicable. VAT is payable on the rent
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

The property comprises an end-of-terrace industrial/warehouse unit of steel portal frame construction, enclosed by profile metal cladding. The accommodation includes a small office area at the front of the building, providing useful administrative or staff space.

The unit benefits from a concrete floor, electric roller shutter loading door, 3-phase power supply, strip lighting, oil-fired space heating, W/C, first floor mezzanine and maximum eaves height 6.55m.

The landlord will be redecorating the unit before occupation.

Location

Progress Road forms part of the well-established Sands Industrial Estate, accessed off the A4010 in High Wycombe. The location provides excellent access to the national motorway network, with Junction 4 of the M40 nearby and connections to Junctions 8/9 of the M4 via the A404.

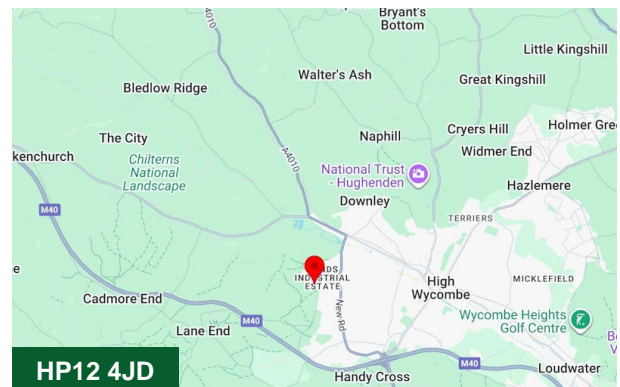
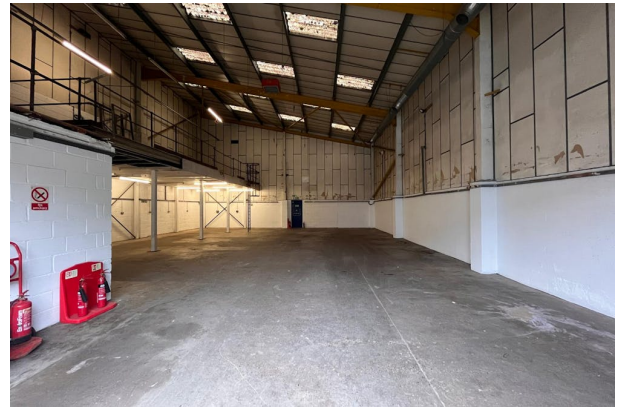
High Wycombe town centre lies approximately 30 miles west of Central London and benefits from Chiltern Railways services to London Marylebone in around 25 minutes.

Terms

Available on a new Lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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