



Vernon Building

Westbourne Street, High Wycombe, HP11 2PX

WORKSHOP / STORAGE UNIT

1,130 sq ft
(104.98 sq m)

- LED Lighting
- Solid concrete floor
- 3-Phase electric
- Two goods & passenger lifts
- Toilets on each floor
- Flexible lease
- Opposite Aldi and Desbox

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Summary

Available Size	1,130 sq ft
Rent	£847.50 per month
Rates Payable	£3,393.20 per annum Direct to Buckinghamshire Council
Rateable Value	£6,800
Service Charge	£2.25 per sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

The Vernon Building is located on Westbourne Street, off Desborough Road approximately ½ a mile from High Wycombe town centre.

The property offers a range of business units over five floors with Unit 14 located on the 3rd floor. There are two goods and passenger lifts as well as loading facilities at the rear. Each unit has a solid concrete floor and strip lighting. There is electricity to each unit and ladies and gents toilets on each floor.

Location

High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

Accommodation

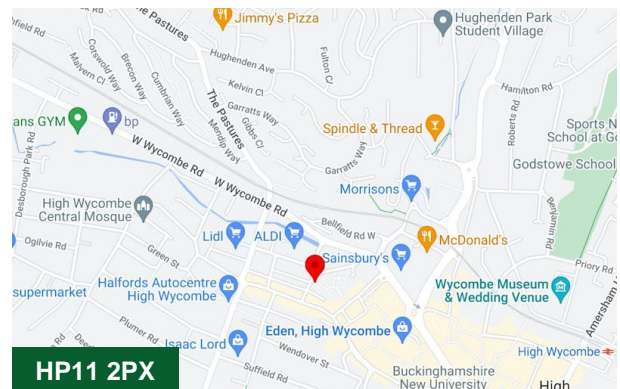
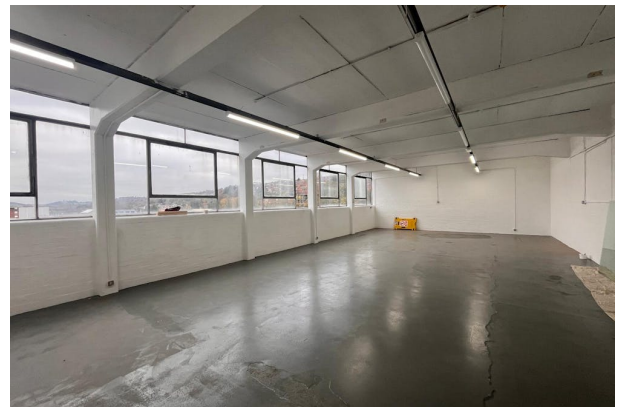
Name	sq ft	Rent	Service charge	Availability
Unit - 14	1,130	£847.50 /month VAT not applicable	£2.25 /sq ft	Available
Total	1,130			

Terms

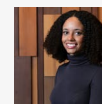
Available on a new lease direct from the landlord on terms to be agreed.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

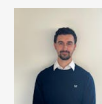


Viewing & Further Information



Neave DaSilva

01494 796054 | 07827 908926
nds@chandlergarvey.com



James Garvey

01494 460258 | 07471996320
jg@chandlergarvey.com