



**TO LET**

**3,715 Sq Ft**

**020 8252 8000**

Dockmasters House, 1 Hertsmere Road, London



## UNIT 1A, ABERCROMBY INDUSTRIAL ESTATE, ABERCROMBY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3BW

Abercrombie Works is centrally located. High Wycombe offers excellent transport links via the M40 leading onto the M25 and the M4 via the A404. The mainline railway station provides services to London Marylebone in less than 30 minutes. Purpose built interlinked (units 1a & 2) industrial units with the benefit of loading door and toilet facilities to each. Unit 1a has the benefit of offices at first floor level. All of the units will have LED lighting and allocated car parking at circa 1:500sq.ft.

### Legal Costs/VAT

Each party to bear their own professional and legal costs.

The units are elected to pay VAT.

### Amenities

- Brand New Roof
- Town centre position
- New lease(s) direct from landlord
- LED lighting
- Car Parking

### Location

Abercrombie Industrial Estate, High Wycombe

### Legal Costs

Each party will bear their own costs

### VAT

~][Property VAT][~

### Planning Information

Use Classes E (B2/ B8)

### Services

New Roof installed, recently refurbished, benefits from high eaves height.

### Service Charge

£4,210.82 per annum

## Additional Information

### Rent

£3,405 Per Month

### EPC

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### Viewing

Strictly appointed through Petchey Holdings and our joint agents Duncan Bailey Kennedy and Kempton Carr Croft

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