

KEMPTON

CARR

CROFT

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FOR SALE

Modern Industrial / Business Unit

8,571 sq ft (796.31 sq m) Approximate gross internal area



96 Kitchener Road
High Wycombe
Bucks
HP11 2SW

- Modern Unit
- High Specification
- Enclosed, gated yard
- EPC: D 76

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

The unit is situated near the town centre of High Wycombe, within walking distance of the main line railway station providing services to London Marylebone and bus station.

High Wycombe is well positioned, offering good transport links via the M40 & A404, to London, Maidenhead & Birmingham.

Description

A Detached modern industrial unit, offering flexible work space. At ground floor there is an impressive reception leading to toilets, kitchen and workshop space, with full height roller shutter door.

The existing occupier has installed a load bearing Mezzanine floor for office and show room use, to a high standard. It may be possible to remove a percentage or all of the Mezzanine floor to allow full height.

Terms

The freehold is available **FOR SALE** with price on application.

The property is not elected to pay VAT. Each party to pay their own professional and legal expenses.

Accommodation

Approximate floor areas (NIA):

Ground Floor	4,295 sq ft (399.03 sq m)
First Floor	4,276 sq ft (397.28 sq m)
Total	8,571 sq ft (796.31 sq m)

Business rates

The billing authority is High Wycombe

Rateable Value - £54,000 (1st April 2017) We suggest this amount is verified by contacting the ratings officer directly 01494 461000 and the amount payable

Energy Rating: D-76

Viewing

For viewing and further information please contact:

Kempton Carr Croft

David Pearce or Mitchell Brooks

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.