

# TO LET

## WAREHOUSE /INDUSTRIAL UNIT



### **Unit 11 Wooburn Industrial Park**

Thomas Road  
Wooburn Green  
HP10 0PE

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**5,472 Sq Ft (508 Sq M)**  
**Industrial**

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- Open plan warehouse with office
- Electronic loading door
- Generous forecourt for loading
- 10 Parking spaces
- Eaves height 6.5m rising to 7.2m
- 3 Phase power supply
- Small ground and 1st floor office, teapoint and 2 x WC's.
- Centrally located close to M40 and M25

## Unit 11 Wooburn Industrial Park

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**Rent:** £11.75 Per Sq Ft

**EPC:** E125

### Description

The property is situated within a terrace of modern warehouse/industrial units located on the popular Wooburn Industrial Park, with the picturesque centre of Wooburn Green just a short walk away. The estate comprises 11 Units and was originally developed during the late 1980's.

The property has good natural light provided by generous skylights and comes with a generous forecourt for parking and loading provisions.

The unit is supplied with 3 phase power supply and has good quality open plan warehouse space with the benefit of a small ground and 1st floor office, teapoint and 2 x WC's.

### Accommodation

Gross Internal Areas	Sq Ft	Sq M
<b>Total</b>	<b>5,472</b>	<b>508</b>

### Location

Wooburn Industrial Park is located on Thomas Road, accessed via the A4094 Town Lane linking Loudwater, High Wycombe & Bourne End.

Well placed for access to M40 (2 miles north) & M25 (J15) 10 miles to the west & on to West & Central London 28 miles away. Oxford, the Midlands & Birmingham are all within easy reach & High Wycombe, Loudwater, Bourne End, Beaconsfield, Maidenhead are within a short drive.

Bourne End railway station is 1.3 miles to the west and provides services to London Paddington via Maidenhead main line station. Heathrow Airport is a short 25 mins drive.

### Tenure

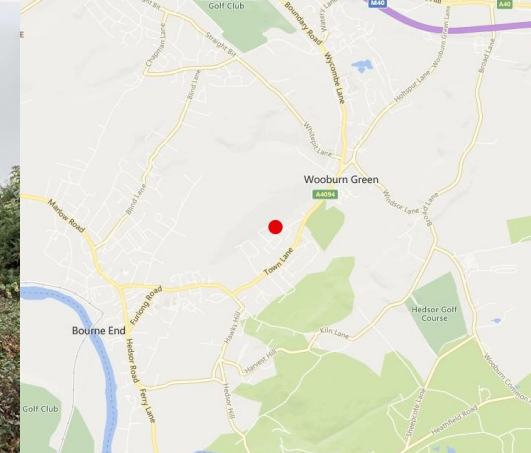
Available to let on a new lease.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### Business Rates

Approx. £3.50 per sq ft



### Contact

Viewing strictly by prior appointment:



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