

**TO LET**

**6,221 Sq.Ft. (577.93 Sq.M.)**



**Unit 7 M40 Industrial Estate, Blenheim Road, Cressex Business Park, High Wycombe, Buckinghamshire, HP12 3RS**

## **INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT**

- Refurbished Terrace Unit
- Ground & First Floor Offices
- Roller Shutter Door
- LED Lighting
- Air Conditioning



**High Wycombe  
01494 341530**

# UNIT 7 M40 INDUSTRIAL ESTATE, BLENHEIM ROAD, CRESSEX BUSINESS PARK, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3RS

## Location

The unit is located within the M40 Industrial Estate located on Cressex Business Park, which is considered High Wycombe's premium industrial location. High Wycombe is strategically located on the M40 motorway, approx 30 miles west of Central London, with excellent road communications to nearby principal towns such as Marlow, Maidenhead and onwards.

Within the town centre the bus station is positioned, with services running to Cressex, there is also an excellent train service, providing travel to and from London Marleybone with a fastest journey time of approximately 25 minutes.

## Description

The unit comprises a recently refurbished terraced industrial unit providing flexible warehouse / trade counter accommodation with ground and first floor offices. Parking is available to the front of the unit.

Internally the unit benefits from ground floor WC facilities, new decoration and carpeting throughout, LED lighting to warehouse and offices, heating / cooling through air conditioning units to the offices.

## Accommodation

	Sq.Ft.	Sq.M.
<b>TOTAL</b>	<b>6,221</b>	<b>577.93</b>

## Rent

£96,000 per annum.

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

## Terms

Available on a new lease, direct from the landlord on a term to be agreed by negotiation.

## Business Rates

The billing authority is Wycombe Council.

Rateable Value: £58,500

We suggest the amount, and rates payable are verified by contacting the ratings officer at Wycombe Council directly.

## Legal Costs

Each party to bear their own professional and legal costs.

## VAT

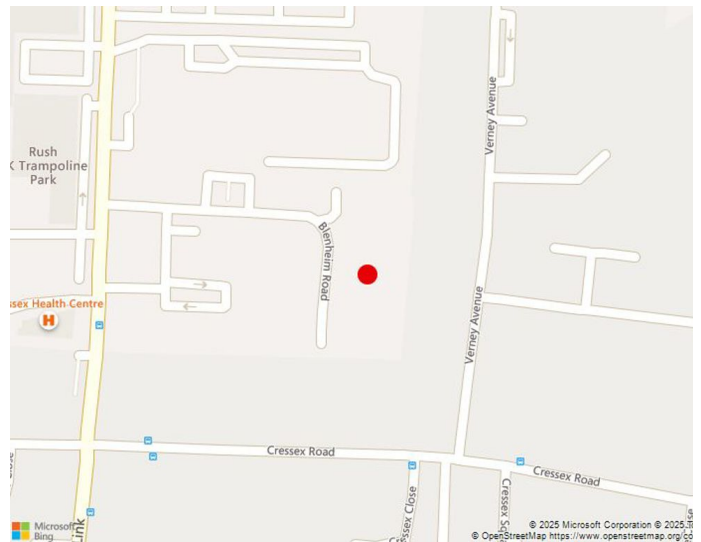
The Property is elected to pay VAT.

## Energy Performance Rating

D-77

## Viewing Arrangements:

Please contact Joint sole agent Chandler Garvey or KCC for further information.



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