

REFURBISHED OFFICE SUITES WITH WAREHOUSE STORAGE **TO LET**



130 Sq.Ft. - **558** Sq.Ft.

2a Desborough Industrial Park
Desborough Park Road

High Wycombe

Bucks

HP12 3BG

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The building is situated within High Wycombe circa one mile from the town centre. The property has good road links from the A404 and onto the M40 motorway from junctions 4 & 5.

Description

The property provides four refurbished office suites situated at ground and first floors.

The suites all have access to modern kitchen, shower and toilet facilities. Racking space is available by way of separate negotiation within the warehouse if required.

One car parking space is available per suite.

Accommodation / Terms

| | Sq. Ft. | PRICE PCM | STATUS |
|--------------------|---------|-----------|---------------|
| Ground floor rear | LET | LET | LET |
| Ground floor front | 231 | £1,500 | TO LET |
| First floor front | 197 | £1,400 | TO LET |
| First floor rear | 130 | £900 | TO LET |
| TOTAL | 558 | £3,800 | |

Approx net internal area (NIA)

New leases are available by negotiation for each of the vacant suites.

Rents are to include electric, gas, water, insurance, service charge, rates but exclusive of telecoms.

Business Rates

Included within the proposed rents.

Legal Costs / VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Energy Performance Rating

TBC



Viewing and further information

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