



**Commercial Property Consultants**

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PROPERTY PARTICULARS

*Preliminary Particulars*

**Industrial Warehouse Unit with Trade Counter Potential  
(subject to planning)**

**Unit G, Sands Industrial Estate  
Progress Road, High Wycombe,  
Bucks HP12 4JD**



**Approximately 3,008 Sq Ft (279.44 Sq M)**

**Gross Internal Area**

**TO LET**

**LOCATION** – The property is prominently located along Progress Road on the Sands Industrial Estate, which lies approximately 2.5 miles equidistant from Junction 4 of the M40 motorway and High Wycombe town centre.

**DESCRIPTION** –Industrial Warehouse Unit with Trade Counter Potential (subject to planning permission)

**ACCOMMODATION** – The premises comprise a mid staggered terrace unit constructed of steel portal frame with block work and profile steel cladding elevations.

#### **AMENITIES**

- Eaves Height 6.12m to 8.28m
- 8/9 Car Parking Spaces
- Mezzanine Office/Store
- Ground Floor Office Area
- Male and Female WC's

**TERMS** – The property is available by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation.

**RENT** – £28,500 per annum exclusive.

**VAT** – Is Not applicable on the rent.

**RATES** – The Valuation Office website indicates a 2017 Rateable Value of £20,500. Rate in pound for 2018/19 is 48.0 pence.

**LEGAL COSTS** – Each party to be responsible for their own costs incurred in the transaction.

**ENERGY PERFORMANCE RATING** – The EPC rating for this property is E – 111.

**VIEWING** – By appointment with Sole Agents:

**Duncan Bailey-Kennedy**  
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*\*Indicative internal photos\**

**Ref: 9235/1118**