

**Unit 1
Elia Close
Chapel Lane
High Wycombe
London
HP12 4FX**



B1(C)/B2/B8 Opportunity – On a secure gated site

TO LET

4,976 sq ft (462m²)



Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

The property is located in an established employment area approximately 2 miles to the west of High Wycombe town centre. Access to the estate is via the A4010 Chapel Lane which provides a direct link to the M40 Motorway to the south, offering links to the M25 (10.5 miles) to the south east and on into Central London (29 miles) to the south west. The M4 (12 miles to the south) is accessible via the A404 which also provides access to the towns of Marlow and Maidenhead.

Floor Area - GEA

	Sq ft	(m ²)
Ground Floor - Warehouse	3,712	345
First Floor - Office	1,264	117
Total	4,976	462

Legal Costs

Each party to bear their own legal costs incurred.

EPC

An EPC is available upon request.



Description

The property is situated on a secure gated estate and comprises of a recently constructed warehouse / industrial unit of steel portal frame construction with clad elevations. The property benefits from an eaves height of 8.7m rising to 10.8m at the apex and is accessed via an electric up and over shutter door (width - 4m, Height - 4.5m) or separate staff entrance.

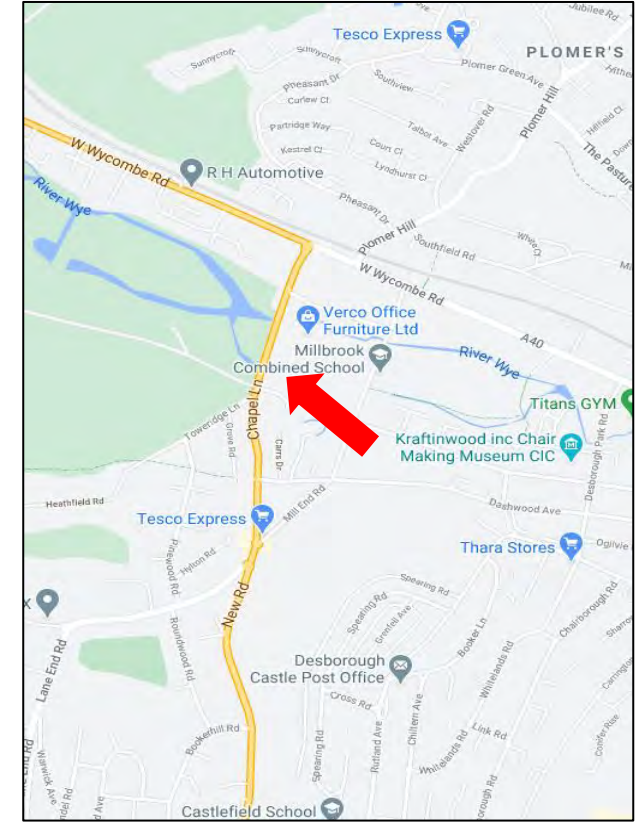
Externally there is a yard depth of 11m and 20 parking spaces.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £67,176 per annum exclusive (£13.50 per sq ft) plus VAT if payable. Subject to Contract.

Rates

Interested parties should make their own enquiries via Buckinghamshire Council.



GoogleMaps©

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Viewing

Viewings are available strictly by appointment through sole agents:-

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