



Commercial Property Consultants

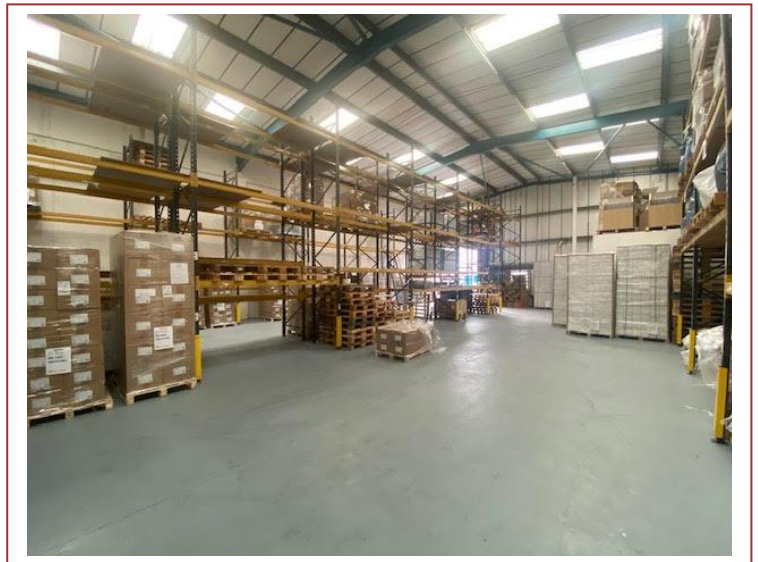
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

reliminary Particulars

Refurbished Single-Storey Warehouse Building

**UNIT 2
PILOT TRADING ESTATE
WEST WYCOMBE ROAD
HIGH WYCOMBE
BUCKS HP12 3AH**



2,989 sq. ft. (277.70 sq. m) Approximate Gross Internal Area

TO LET

LOCATION

Pilot Trading Estate is situated on West Wycombe Road (A40), approximately one mile west of High Wycombe town centre, and two miles north of Junction 4 of the M40 motorway. Junction 5 of the M40 (Stokenchurch) is about six miles to the west, providing access to the M25, M4 and Heathrow Airport.

DESCRIPTION

A semi-detached single-storey building of steel portal frame construction with part brick elevations and part profile clad. The building offers clear full height space, together with toilet and kitchen facilities.

ACCOMMODATION (Approximate Gross Internal Area):

The building is 2,989 sq.ft. (277.70 sq.m)

FACILITIES include:-

- Loading door
- Clear storage space
- 4 Car parking spaces
- Fluorescent lighting

TERMS

The property is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£39,595 per annum exclusive of business rates, service charge, and VAT if applicable.

RATEABLE VALUE

To be separately assessed.

ENERGY PERFORMANCE RATING: D - 96.

FOR FURTHER INFORMATION CONTACT SOLE AGENTS:

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