

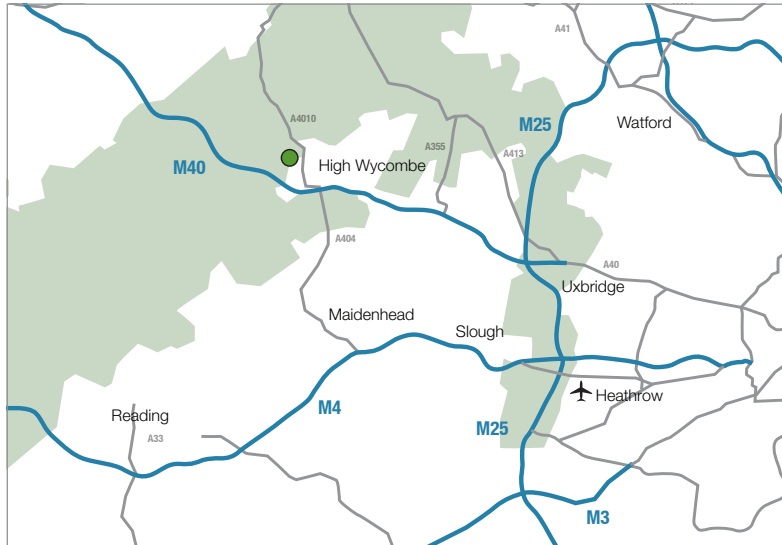


UNIT 6, SANDS 10 INDUSTRIAL ESTATE, HIGH WYCOMBE, HP12 4HS

Warehouse / industrial unit

15,820 sq ft

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Location

The property is located within two miles of High Wycombe Town Centre. Unit 6 is approximately three miles east of the train station and two miles north of Junction 4 of the M40.

Sands 10 Industrial Estate is a traditional industrial/warehouse area with nearby occupiers including Origin Frames, Shawston, United Biscuits and Euroway.

Description

The building, located mid terrace is of steel portal frame construction with brick elevations and steel cladding.

Internally, the unit comprises ground floor warehouse accommodation with fully fitted offices on the first floor.

Specification

- 6.14m to underside of beam
- 4m to underside of offices
- Single level access electric loading door
- Three phase power
- Mains gas supply
- Fully fitted offices with perimeter trunking, carpeted floors and gas fired heaters

Floor Areas

Warehouse	12,364 sq ft	1,149 sq m
Area under first floor office	1,728 sq ft	161 sq m
First floor office	1,728 sq ft	161 sq m
Total	15,820 sq ft	1,471 sq m

Business Rates

The Rateable Value for the unit is £67,500.

Energy performance Asset rating

C63.

Service Charge

Available upon request.

Terms

The unit is held on an FR&I lease to expire on 11/09/2027 with a tenant only break option on 11/09/2022.

Rent

Passing rent £142,200 per annum exclusive.

Viewing

Via the sole agents

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