

# VDBM

Chartered Surveyors

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- MODERN UNIT TO LET
- EXCELLENT LOCATION
- 3,520 SQ FT (327 SQM)
- ON SITE PARKING
- RENT £45,000 PAX

UNIT 1 NETWORK 4, CRESSEX BUSINESS PARK,  
LINCOLN ROAD, HIGH WYCOMBE, HP12 3RF

**£45,000 per annum exclusive**

## LOCATION

Unit 1 Network 4 is situated within Cressex Business Park, which is approximately 1.5 miles from Junction 4 of the M40, and the A404 Marlow By-Pass linking Junctions 8/9 of the M4. High Wycombe town centre is approximately one mile to the north.

## DESCRIPTION

A modern end-terraced single-storey industrial/warehouse building suitable for trade counter use, subject to consents, with roller-shutter loading door. 3 phase, double glazed windows, male and female WCs, gas supply, 7.0m rising to 8.2m floor to ceiling height.

## CAR PARKING

The Property has the benefit of car parking.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor Warehouse (approx gross internal area)	<u>3,520 sq ft</u>
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## TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

£45,000 per annum plus VAT exclusive of all other outgoings such as Business Rates, Service Charge, Insurance.

## RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £30,000  
Rates payable £14,730 (2020/21)

For verification purposes, prospective occupiers are advised to make their own enquiries.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

The Property may require an Energy Performance Certificate (EPC) but this will depend on the proposed use of the Property. The situation is to be reviewed.

## VIEWING

Strictly by appointment through VDBM on 01924 845222.