

# Wye Industrial Estate

London Road High Wycombe HP11 1LH

Warehouse | 1,975 - 2,313 ft<sup>2</sup>



Premier Estate with  
road frontage



Allocated & shared  
visitor parking



Established trade  
counter location



LED lighting



5 m eaves height



Roller shutter door

Available to Let

LastMileFirst | [mileway.com](https://mileway.com)







Indicative image

## Description

Units 16 & 17 are mid terraced units of steel frame construction. The units can be taken seperately or together. Unit 16 has been recently refurbished and has the benefit of roller shutter door, LED lighting & WC's. Wye Estate is a premier trading estate within High Wycombe, existing occupiers included Todd Doors, Howdens, Grant & Stone and Wolseley Plumb & Parts. These units would suite a variety of users and come with allocated parking immediately infront of the units.

## Further information

### EPC

Unit 16: E,  
Unit 17: C

### Rent

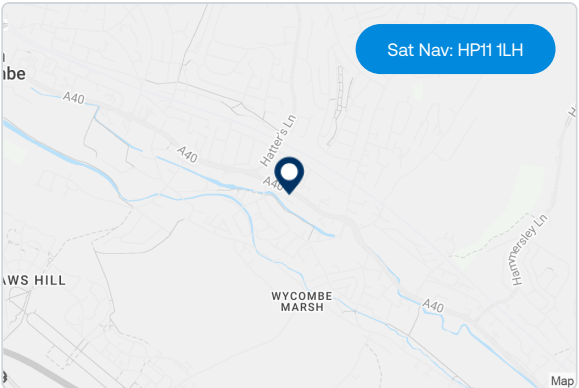
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Location

The units are situated on the popular Wye Estate, located on the A40 circa one mile east of High Wycombe town centre. Access to the M40 motorway is at either Junction 4, c. 1.5 miles or Junction 3, c. 2 miles.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 16	Warehouse	2,313	Immediately	3,565
Unit 17	Warehouse	1,975	Immediately	3,045
Total		4,288		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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