

Wye Industrial Estate

London Road High Wycombe HP11 1LH
Warehouse | 1,975 - 2,313 ft²



Premier Estate with
road frontage



Allocated & shared
visitor parking



Established trade
counter location



LED lighting

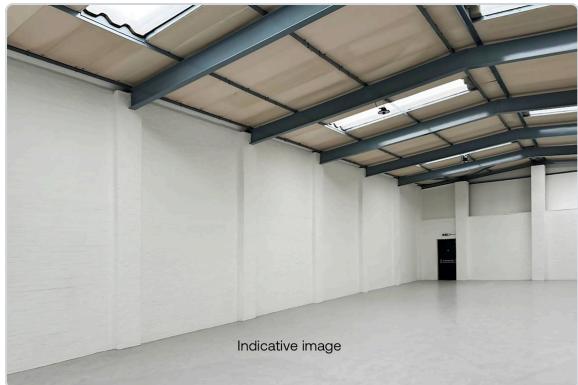


5 m eaves height

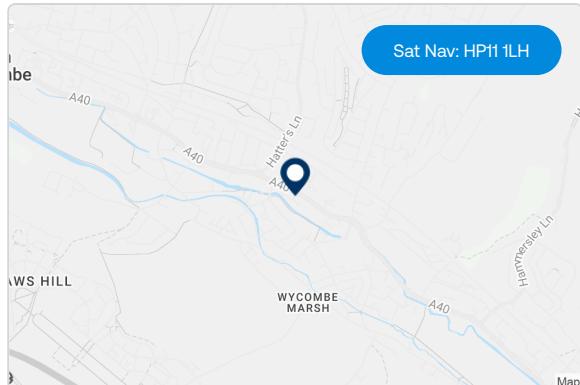


Roller shutter door





Indicative image



Sat Nav: HP11 1LH

Description

Units 16 & 17 are mid terraced units of steel frame construction. The units can be taken separately 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 in front 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.

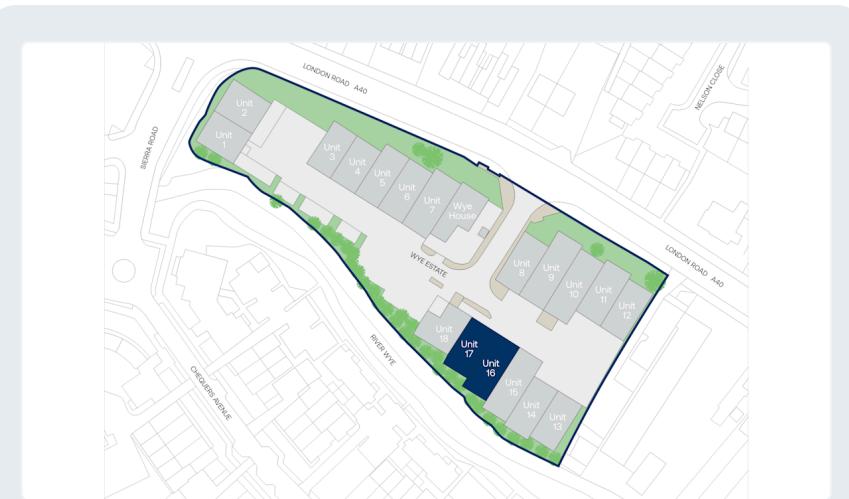
Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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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.