

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



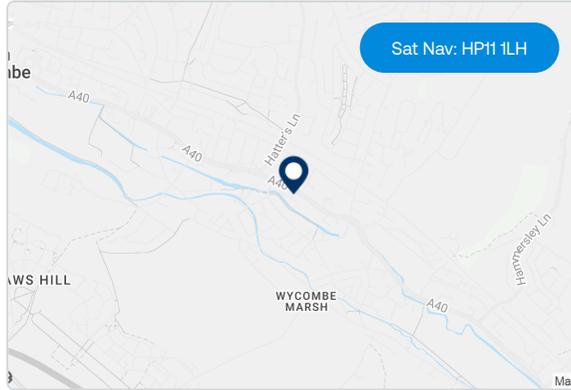
Roller shutter door



Available to Let



Indicative image



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.

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.

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.

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