



TO LET

13,062 Sq Ft

- Entirely new roof
- Purpose-built interlinked industrial/workshop units (1B, 1C & 2)
- Roller shutter / loading door access
- WC facilities
- LED lighting throughout
- Central / town location, High Wycombe

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 1AC AND 2, ABERCROMBY INDUSTRIAL ESTATE, ABERCROMBY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3BW

Interlinked industrial / workshop units (Units 1B, 1C & 2)
Central High Wycombe location

Roller shutter / loading access

WC facilities

LED lighting throughout

Entirely new roof

Newly decorated throughout

Allocated car parking (approx. 1 space per 500 sq ft)

An opportunity to lease interlinked light industrial / workshop accommodation in a central High Wycombe location. The units provide a combined floor area of 13,062 sq ft and are suitable for a range of industrial, workshop and storage uses. The property has been improved to include an entirely new roof, new decoration throughout and LED lighting. The units also benefit from loading access, WC facilities and allocated car parking. Available now on new lease terms direct from the landlord.

Location

M40 nearby, connecting to the wider network M25 and M4 accessible via the A404 High Wycombe railway station provides services to London Marylebone in under 30 minutes.

Legal Costs

Each party to bear their own legal/professional costs.

Accommodation

13,062 sq ft Interlinkend Industrial Unit

VAT

VAT may be applicable.

Planning Information

The property is listed for **light industrial use**, with warehouse and heavy industrial uses also noted.

Interested parties should make their own enquiries with the local planning authority to confirm that their proposed use is acceptable.

Services

The unit benefits from LED lighting, roller shutter loading access and toilet facilities. Interested parties should satisfy themselves as to the availability and capacity of all services.

Additional Information

Rent

£13,062 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

Will Morris

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