



TO LET

REFURBISHED INDUSTRIAL UNITS
WITH NEW ROOF & LED LIGHTING -
HIGH WYCOMBE
5,565 Sq Ft

- ENTIRELY NEW ROOF
- ALLOCATED PARKING (c. 1:500 sq ft)
- ROLLER-SHUTTER LOADING DOOR
- DOOR
- INDUSTRIAL / WORKSHOP UNIT
- INDUSTRIAL / WORKSHOP UNIT
- REFURBISHED
- REFURBISHED
- LED LIGHTING
- LED LIGHTING

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 1C, ABERCROMBY INDUSTRIAL ESTATE, ABERCROMBY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3BW

Unit 1C provides approximately **5,565 sq ft** of refurbished industrial / warehouse accommodation within the centrally located **Abercromby Industrial Estate** in High Wycombe.

The unit benefits from an **entirely new roof**, roller shutter loading door, LED lighting, toilet facility and allocated car parking. The accommodation is well suited to occupiers seeking practical industrial, warehouse, workshop or storage space in an accessible commercial location.

The property forms part of a purpose-built industrial estate with new lease terms available direct from the landlord.

Location

Abercromby Industrial Estate is centrally located in **High Wycombe**, with excellent access to the **M40, M25** and **M4** via the **A404**. High Wycombe railway station provides services to **London Marylebone** in under 30 minutes.

Legal Costs

Each party to bear their own professional and legal costs.

Accommodation

The property provides approximately:

Unit 1C: 5,565 sq ft

VAT

The units are elected for VAT.

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.

Service Charge

The service charge is listed as **£6,173 per annum**.

Additional Information

Rent

£5,102 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

Will Morris

wmorris@petchey.co.uk 010 8252 8000

