



TO LET

5,799 Sq Ft

- ENTIRELY NEW ROOF
- INDUSTRIAL / WAREHOUSE UNIT
- REFURBISHED
- LOADING DOOR
- LED LIGHTING
- ALLOCATED PARKING

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

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

Approx. **5,799 sq ft** industrial / warehouse unit

Entirely new roof

Refurbished accommodation

Loading door

LED lighting

Toilet facilities

Town centre position

New lease direct from landlord

Excellent transport links via the **M40, M25 and M4**

The unit benefits from an **entirely new roof**, loading door, LED lighting, toilet facilities and allocated car parking. The accommodation is well suited to occupiers seeking practical industrial, warehouse or storage space in a centrally located and accessible commercial position.

Abercromby Industrial Estate provides purpose-built industrial accommodation with new lease terms available directly from the landlord.

Location

Abercromby Industrial Estate is centrally located in **High Wycombe**, benefitting from strong transport links.

The location provides convenient road access to the **M40**, with onward connections to the **M25** and **M4** via the **A404**. High Wycombe mainline 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 **5,799 sq ft** of industrial / warehouse accommodation.

VAT

The units are elected to pay 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, loading door access and toilet facilities. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

Further information is available upon request.

Additional Information

Rent

£5,316 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

Will Morris

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