



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

Industrial / Storage / Trade Counter Unit (Subject to Planning)

**UNIT 5
LINCOLN PARK BUSINESS CENTRE
LINCOLN ROAD, CRESSEX BUSINESS PARK
HIGH WYCOMBE
BUCKS HP12 3RD**



2,678 sq.ft. (248.79 sq.m) Approx. Gross Internal Area

TO LET

LOCATION

Lincoln Park Business Centre is situated within Cressex Business Park, which is approximately 1½ miles from Junction 4 of the M40, and the A404 Marlow By-Pass linking to Junctions 8/9 of the M4. High Wycombe town centre is approximately one mile to the north.

DESCRIPTION

A modern terraced single-storey industrial / warehouse building suitable for trade counter use, subject to planning, with roller-shutter loading door.

Warehouse & Ancillary - 2,678 sq.ft. (248.79 sq.m) approximate Gross Internal Area

AMENITIES

- Car parking
- Male and female WCs
- Fluorescent lighting
- 3.75m – 5.72m eaves (max.)
- 4m Roller shutter door
- Good natural light

TERMS

The unit is available to let on a new full repairing and insuring lease with terms to be agreed.

RENT – £28,795 per annum exclusive. VAT is not applicable.

Any quoted rent is exclusive of business rates, estate charge, insurance, and utilities.

RATES

The Valuation Office website indicates that the Rateable Value as of 1st April 2017 is £20,750. Rate in the pound is 0.491 pence.

ENERGY PERFORMANCE RATING: D - 98.

VIEWING - By appointment with the Sole Agents:-

Duncan & Bailey-Kennedy
Adrian Dolan / Jim Sheldon / Will Janes
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