



Vernon Building

Westbourne Street, High Wycombe, HP11 2PX

WORKSHOP / STORAGE UNITS TO LET

416 to 1,176 sq ft
(38.65 to 109.25 sq m)

- Solid concrete floor
- Loading facilities to the rear
- Two goods & passenger lifts
- Electricity in each unit
- Toilets on each floor
- Flexible lease
- Opposite Aldi and Desbox

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 416 to 1,176 sq ft |
| Rent | £5,000.00 - £11,760.00 per annum |
| Business Rates | Direct to Buckinghamshire Council |
| Service Charge | £2 per sq ft |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (88) |

Description

The Vernon Building is located on Westbourne Street, off Desborough Road approximately ½ a mile from High Wycombe town centre.

The property offers a range of business units over five floors. There are two goods and passenger lifts as well as loading facilities at the rear. Each unit has a solid concrete floor and strip lighting. There is electricity to each unit and ladies and gents toilets on each floor.

Location

High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

Accommodation

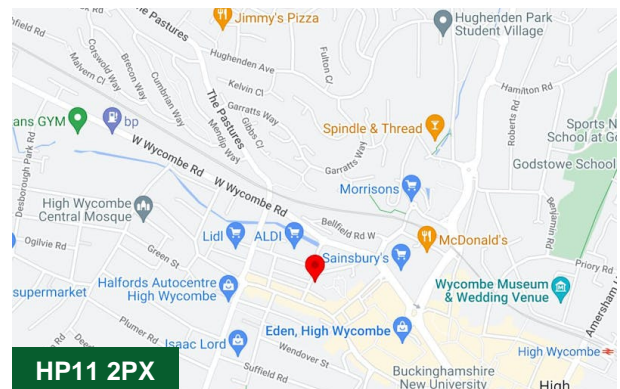
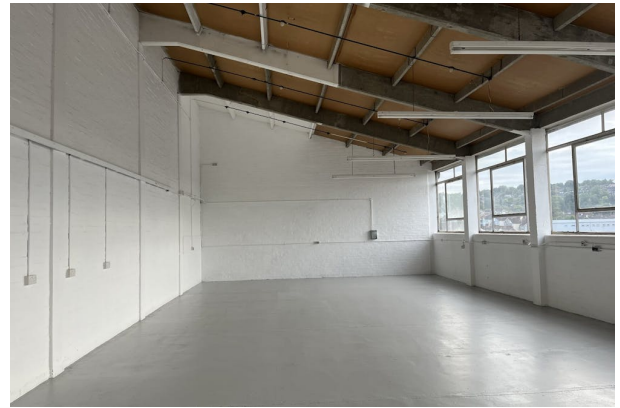
| Name | sq ft | Rent | Service charge | Availability |
|--------------|--------------|---------------|----------------|--------------|
| Unit - 11 | 925 | £9,250 /annum | £2 /sq ft | Available |
| Unit - 18 | 1,176 | £8,820 /annum | £2 /sq ft | Available |
| Unit - 32 | 1,176 | £8,820 /annum | £2 /sq ft | Available |
| Unit - 31 | 416 | £5,000 /annum | £2 /sq ft | Available |
| Total | 3,693 | | | |

Terms

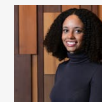
Available on a new lease direct from the landlord on terms to be agreed.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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