



## 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

# Vernon Building, Westbourne Street, High Wycombe, HP11 2PX

## Summary

<b>Available Size</b>	416 to 1,176 sq ft
<b>Rent</b>	£5,000 - £11,760 per annum
<b>Business Rates</b>	Direct to Buckinghamshire Council
<b>Service Charge</b>	£2 per sq ft
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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

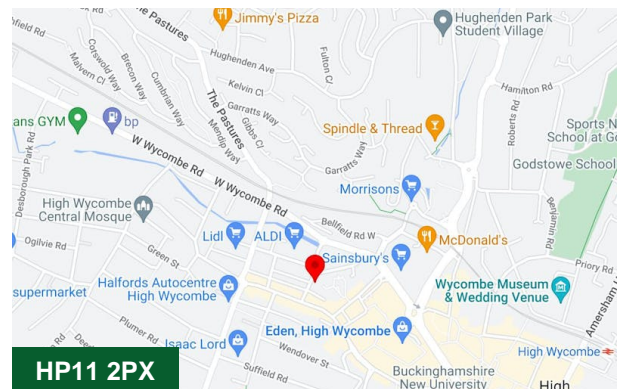
Name	sq ft	Rent	Service charge	Availability
Unit - 11	925	£9,250 /annum	£2 /sq ft	Available
Unit - 32	1,176	£8,820 /annum	£2 /sq ft	Available
Unit - 31	416	£5,000 /annum	£2 /sq ft	Available
<b>Total</b>	<b>2,517</b>			

## Terms

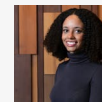
Available on a new lease direct from the landlord on terms to be agreed.

## Money Laundering / Identity Checks

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

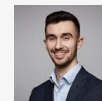


## Viewing & Further Information



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