



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 - £11,760 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

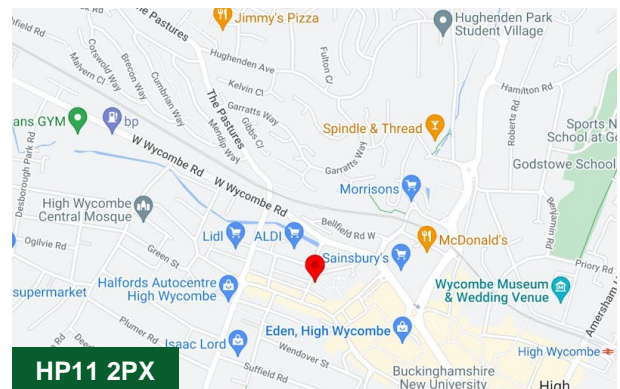
Name	sq ft	Rent	Service charge	Availability
Unit - 11	925	£9,250 /annum	£2 /sq ft	Under Offer
Unit - 32	1,176	£8,820 /annum	£2 /sq ft	Under Offer
Unit - 31	416	£5,000 /annum	£2 /sq ft	Available
Total	2,517			

Terms

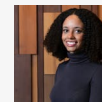
Available on a new lease direct from the landlord on terms to be agreed.

Money Laundering / Identity Checks

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

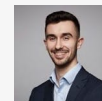


Viewing & Further Information



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