



Unit 2 North Works

North's Estate, Old Oxford Road, Piddington, High Wycombe, HP14 3BE

IMPRESSIVE INDUSTRIAL UNIT

2,926 sq ft
(271.83 sq m)

- Detached Industrial Unit with Office
- Car Parking for 10 cars
- Additional parking for commercial vehicle loading & unloading
- 2 x Roller Shutter Doors
- 3 Phase Power
- LED lighting throughout
- Suitable for a variety of Uses (STP)

Unit 2 North Works, North's Estate, Old Oxford Road, Piddington, High Wycombe, HP14 3BE

Summary

Available Size	2,926 sq ft
Rent	£15 per sq ft plus VAT
Price	£600,000 VAT is payable on the purchase price
Rateable Value	£26,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises a single storey detached industrial unit that was built by well-known local building contractors Beeks in 2004 of brick construction with Dritherm cavity wall insulation and internal block work. Colourcoat steel profile clad pitched roof with core insulation has white enamel inner facings. The industrial floor surface (which has just been applied) is an EpoCoat HB high build epoxy abrasion and chemical resistant resin floor coating in a 'Steel Grey' colour.

The Unit has recently become vacant and the property is in excellent decorative order throughout. Offices and W.C's have been recently refurbished. All internal lighting has recently been upgraded with LED light fittings. The Unit is in a ready to use condition. The property benefits from open industrial accommodation with a small modern office (with separate external access), electric roller shutter doors (x2), 3 phase power, 4.35m eaves height, a teapoint and 2 WC's.

Externally there is excellent allocated car parking for 10 cars, plus parking for commercial vehicle loading & unloading adjacent to the Unit.

The property would suit a variety of uses under Class E of The Town and Country Planning (Use Classes) Regulations 2020.

Location

North's Estate is an established commercial centre situated fronting the Old Oxford Road (A40) in Piddington, approximately 4 miles west of High Wycombe, and a similar distance east of the Junction 5 M40 Motorway at Stokenchurch.

The closest amenities are in West Wycombe a short drive away from the village of Piddington.

The nearest mainline train station to the property is either Saunderton or High Wycombe, providing direct access into London Marylebone.

Setting

North's Estate is an established commercial centre situated fronting the Old Oxford Road (A40) in Piddington, approximately 4 miles west of High Wycombe, and a similar distance east of the Junction 5 M40 Motorway at Stokenchurch.

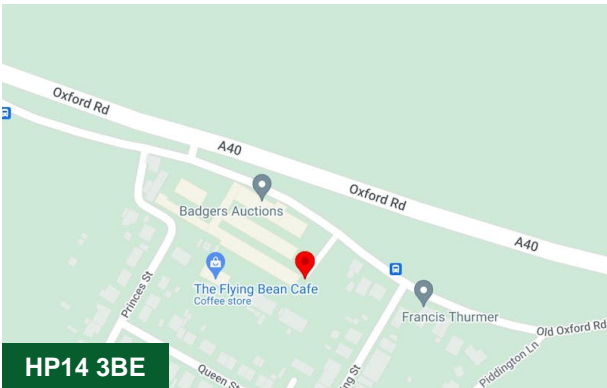
The closest amenities are in West Wycombe a short drive away from the village of Piddington. The nearest mainline train station to the property is either Saunderton or High Wycombe, providing direct access into London Marylebone.

Terms

Freehold for sale with vacant possession or a new lease can be offered on terms to be agreed

Money Laundering / Identity Checks

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



Viewing & Further Information



Neave DaSilva
01494 446612 | 07827 908926
nds@chandlergarvey.com