



## Unit 9B Chiltern Trading Estate

Holmer Green, High Wycombe, HP15 6QT

### **INDUSTRIAL/ WAREHOUSE/ WORKSHOP UNIT**

**1,153 sq ft**  
(107.12 sq m)

- Modern Semi-detached Unit
- Separate Office
- Vinyl floor & LED lighting
- 2 x Electric roller shutter doors
- Communal parking with other occupiers
- 3 Phase power and gas supply
- Long leasehold interest 999 years from 1988

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## Summary

<b>Available Size</b>	1,153 sq ft
<b>Price</b>	Offers in the region of £250,000.00 - long leasehold sale of 999 years from 1988
<b>Rateable Value</b>	£7,500 Small business rates should apply, therefore no rates applicable
<b>VAT</b>	to be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (89)

## Description

The property comprises a single storey semi-detached industrial/warehouse/workshop building with separate office and kitchen.

The building benefits from 2 electric roller shutter doors, separate personnel door, vinyl floor, pitched roof with skylights, eaves c2.2m rising to 3.0m at the pitch and LED light fittings. The accommodation was previously used for storage and distribution and ancillary office. The office has the benefit of electric heating, LED lighting, galley kitchen, carpets with a glazed viewing panel into the workshop.

All the WC's are to be found within a communal block shared with others on the Estate. Externally there is plenty of communal parking shared with other occupiers.

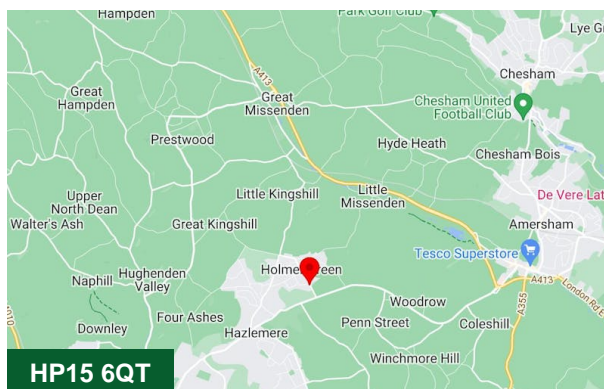
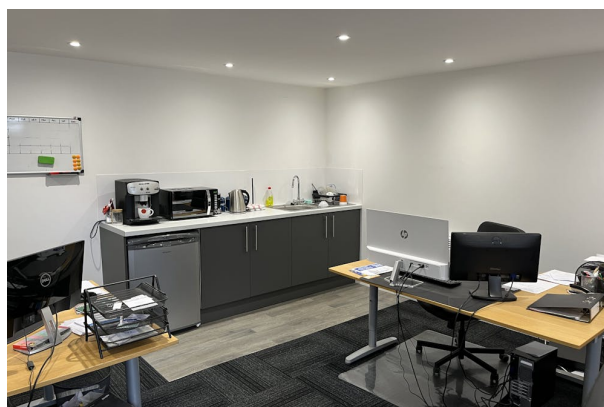
## Location

Chiltern Trading Estate is located on the southern fringes of the, predominantly residential, village of Holmer Green.

The estate is accessed via Earl Howe Road, leading directly from the A404. Holmer Green is situated approximately 2 miles north of High Wycombe, approximately 5 miles west of Amersham and 13 miles south of the county town of Aylesbury.

## Money Laundering / Identity Checks

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



## Viewing & Further Information



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