



Unit 8 Chiltern Trading Estate

Earl Howe Road, Holmer Green, High Wycombe, HP15 6QT

INDUSTRIAL/ WORKSHOP/TRADE COUNTER UNIT

1,518 sq ft
(141.03 sq m)

- Semi-detached Industrial Unit
- Car Parking
- 3 Phase Power
- First Floor Mezzanine
- Trade Counter Area to the front of the Unit
- Roller Shutter Door
- No MOTOR TRADE

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Summary

Available Size	1,518 sq ft
Rent	£18,750.00 per annum
Rates Payable	£4,840.30 per annum Small business rates relief will apply
Rateable Value	£9,700
VAT	Applicable
Estate Charge	tbc
EPC Rating	E

Description

The property comprises a semi-detached industrial/workshop/trade counter unit.

The unit benefits from a small trade counter area, workshop and mezzanine suitable for additional storage or office space. The Unit has the benefit of 3 phase power, 3.8m eaves height, roller shutter door, suspended ceiling with LED lighting (to the trade counter area) and skylights.

There is a forecourt area and shared use of the communal car park and WCs.

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.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,195	111.02	Available
Mezzanine	323	30.01	Available
Total	1,518	141.03	

Terms

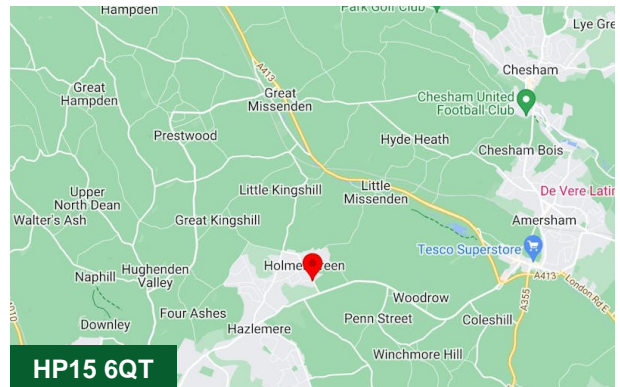
A new sub-lease is available directly from our client

EPC

E 106

Money Laundering

Money Laundering Regulations require Chandler Garvey to conduct checks on all Tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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