



Unit 10 Britannia Industrial Estate
Dashwood Avenue, High Wycombe, HP12 3ES

**MID-TERRACED
INDUSTRIAL UNIT**

1,116 sq ft
(103.68 sq m)

- UNDERGOING REFURBISHMENT
- Roller shutter door
- On site parking
- Small 1st floor offices
- Min eaves height 5.00m - max eaves height 5.54m
- 3 phase Power
- 2 WCs

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Summary

Available Size	1,116 sq ft
Rent	£17,500 per annum
Rates Payable	£6,237.50 per annum 2023
Rateable Value	£12,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

The property comprises a modern single storey light industrial unit providing ground floor warehouse space with a maximum eaves height of 5.54m and full roller shutter door.

The Unit has a small 1st floor office, 3 phase power, teapoint, 2 x WC's and on-site parking. The Unit is currently undergoing some refurbishment and will be ready for occupation in a few weeks time.

Our client will unfortunately not entertain any vehicle repair uses.

Location

The Britannia Industrial Estate is located approximately 2 miles west of High Wycombe town centre and a similar distance north of junction 4 of the M40 motorway.

The immediate surrounding area is a mixture of commercial and residential properties and the site has a road frontage to Dashwood Avenue.

Terms

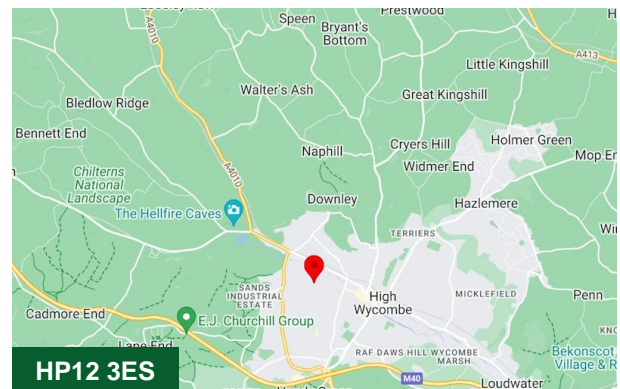
Available on a new lease direct from the Landlord on terms to be agreed.

EPC

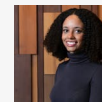
D83

Money Laundering and Identity Checks

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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