



**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
- NO MOTOR TRADE
- Min eaves height 5.00m - max eaves height 5.54m
- 3 phase Power

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

## Summary

<b>Available Size</b>	1,116 sq ft
<b>Rent</b>	£17,500 per annum
<b>Rateable Value</b>	£12,500 Small business rates relief should apply
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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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