



Unit 7 HQube

Bellfield Road, High Wycombe, HP13 5GX

MODERN INDUSTRIAL / WAREHOUSE UNIT

1,034 sq ft
(96.06 sq m)

- Electric roller shutter door
- 3 Phase Electricity
- LED lighting
- Panasonic heat pump and A/C system
- EV Charging points
- 3 x Car Parking Spaces
- No Motor Trade

Unit 7 HQube, Bellfield Road, High Wycombe, HP13 5GX

Summary

Available Size	1,034 sq ft
Rent	£16.50 per sq ft
Rates Payable	£6,362.25 per annum Small business rates relief may apply
Rateable Value	£12,750
Service Charge	£2.13 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

HQube is an innovative new development of Industrial / Business Units situated in the heart of High Wycombe.

The main section of the units is constructed of a steel portal frame with profile cladding under a pitched roof with plentiful roof lights. In addition, each unit has a shipping container with glazed frontage cleverly incorporated into the design, which is connected internally to the main unit providing an additional workspace with natural light.

Unit 7 benefits from roller shutter doors, 3 phase electricity, LED lighting, heat pump and air conditioning.

Location

The HQube development is located in Broom Way behind the Morrison's Superstore, just outside High Wycombe town centre, which has an extensive range of retail and leisure facilities.

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes.

Accommodation

The accommodation comprises the following areas:

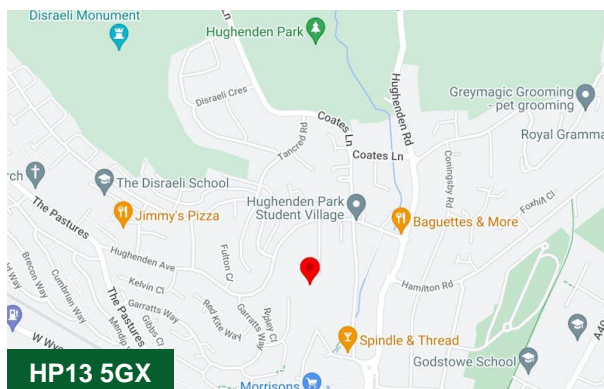
Name	sq ft	sq m
Ground - Workspace	737	68.47
Ground - Office & WC's	297	27.59
Total	1,034	96.06

Terms

New lease to be agreed direct with the landlord

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



Neave DaSilva

01494 796054 | 07827 908926
nds@chandlergarvey.com



James Garvey

01494 460258 | 07471996320
jg@chandlergarvey.com