



Unit 2 C R Bates Industrial Estate, Stokenchurch, High Wycombe, HP14 3PD

**To Let | 2,567 sq ft**

INDUSTRIAL/ WORKSHOP UNIT



## Unit 2 C R Bates Industrial Estate, Stokenchurch, High Wycombe, HP14 3PD

### TO LET

#### Summary

- Size: 2,567 sq ft
- Rent: £15 per sq ft
- Rates payable: £13,098.75 per annum RV From April 2026 £33,250
- Rateable value: £26,250
- EPC: B (47)

#### Further information

- [View details on our website](#)
- [Microsite](#)

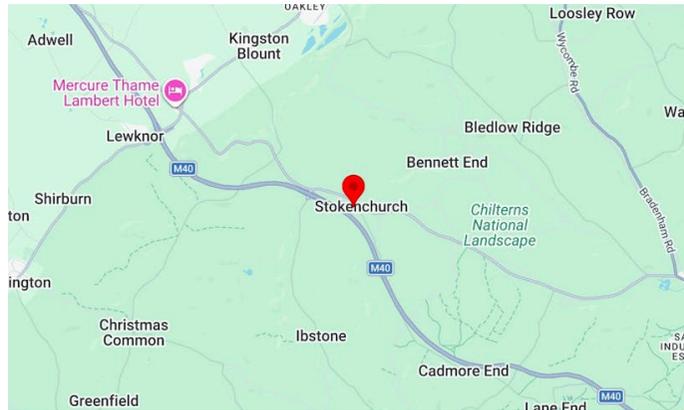
#### Viewings and Further Information



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#### Description

Unit 2 CR Bates is a end of terrace warehouse / industrial unit with excellent access to M40 and within walking distance of local amenities.

The unit provides warehouse accommodation, a boardroom by the pedestrian entrance, and separate office space. The property benefits from skylights, LED lighting, concrete floor, three-phase power, roller shutter access, separate pedestrian entrance, kitchenette facilities, W/C, and on-site parking.

#### Location

Unit 2 C R Bates Industrial Estate is situated in Stokenchurch, a well-established commercial location positioned at Junction 5 of the M40 motorway, providing excellent road connectivity to London, Oxford, Birmingham and the wider motorway network. Stokenchurch offers a range of local amenities, including shops, takeaways, hotels and public houses.



High Wycombe lies approximately 6 miles to the east, easily accessible via the M40 or A40, and provides a comprehensive range of retail, leisure and business services. Mainline rail services operate from High Wycombe to London Marylebone in approximately 27 minutes. Alternatively, rail services to Marylebone are also available from Thame, offering additional commuter options.

#### Terms

New lease to be agreed direct with the landlord

#### Money Laundering and Identity Checks

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

#### VAT

Applicable

