



**Commercial Property Consultants**

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**PROPERTY PARTICULARS**

*Preliminary Details*

**Flexible Term Available!  
Modern Industrial / Warehouse Units**

**Units 6, 7 & 8, Wooburn Industrial Park,  
Thomas Road, Wooburn Green,  
High Wycombe HP10 0PE**



**From 5,492 sq.ft. to 18,483 sq.ft. (1,717.27sq. m.)  
Approximate Gross Internal Area**

**TO LET**

### LOCATION

Wooburn Industrial Park is located on Thomas Road accessed via the A4094 Town Lane linking with Loudwater, High Wycombe and Bourne End. Its position is ideally placed for companies looking to access the M40 (2 miles north) which provides excellent access to the M25 (J15) 10 miles to the west and on to West and Central London which is 27 miles distant. Travelling north, Oxford, the Midlands and Birmingham are all within easy reach. High Wycombe, Loudwater, Bourne End, Beaconsfield, Maidenhead and the Thames Valley towns are within a short drive time from this location. Bourne End Railway station is 1.3 miles to the west and provides services to London Paddington via Maidenhead mainline station. Heathrow Airport is within 25 mins drive away.

### DESCRIPTION

Modern terraced single-storey industrial / warehouse buildings suitable for trade counter use, subject to planning, with roller-shutter loading door and 6m eaves. Generous forecourt parking and loading areas are provided.

### ACCOMMODATION (Approximate Gross Internal Area)

UNIT	SIZE GIA (SQ FT)	(SQ M)
Unit 6	7,476	694.60
Unit 7	5,515	512.40
Unit 8	5,492	510.27
<b>TOTAL</b>	<b>18,483</b>	<b>1,717.27</b>

### TERMS

Flexible lease terms available upon application.

### RENT

Upon application.

Exclusive of all other outgoings including business rates, service charge, insurance, and utilities.

### BUSINESS RATES

To be confirmed.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC RATING

Unit 6	TBC
Unit 7	E-115
Unit 8	E-115

### VIEWING

Strictly by appointment through Sole Agents:

Duncan & Bailey-Kennedy

Adrian Dolan / Will Janes

01494 450951

adriand@dbk.co.uk / willj@dbk.co.uk

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