

TO LET

8,110 - 9,330 Sq.Ft. (753.42 - 866.76 Sq.M.)



Unit C, Wessex Road, Bourne End, Buckinghamshire, SL8 5DT

PRELIMINARY DETAILS INDUSTRIAL / WAREHOUSE UNIT

- Front Entrance with Good Parking
- Enclosed Private Rear Yard
- 5.5m Clear Height



Marlow
01628 771221

UNIT C, WESSEX ROAD, BOURNE END, BUCKINGHAMSHIRE, SL8 5DT

Location

Wessex Road is the principal Industrial Estate for Bourne End and is located less than one mile from the village centre. Access to the M40 and M4 motorways is via the A404, which is 3 miles from Wessex Road.

Description

Unit C forms part of a terrace of purpose-built warehouses and benefits from ample car parking to the front with main entrance leading to reception, toilets and ground / first floor offices. The offices have had new Double Glazed windows installed at ground and first floor level.

The warehouse has roller shutter access from the rear, via a gated and secure yard, providing clear space with the addition of well positioned mezzanine floor.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	7,170	666.09
First Floor	940	87.33
TOTAL (GIA)	8,110	753.42
Mezzanine (optional)	1,220	113.34

Rent

£121,250 pax (£14.95 Per Sq Ft)

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

To be made available by way of a new lease, direct from the landlord on terms to be agreed.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful tenant is to provide various documentation, such as identification and proof of funds, before the lettings process.

Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £97,500

We suggest the amount and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

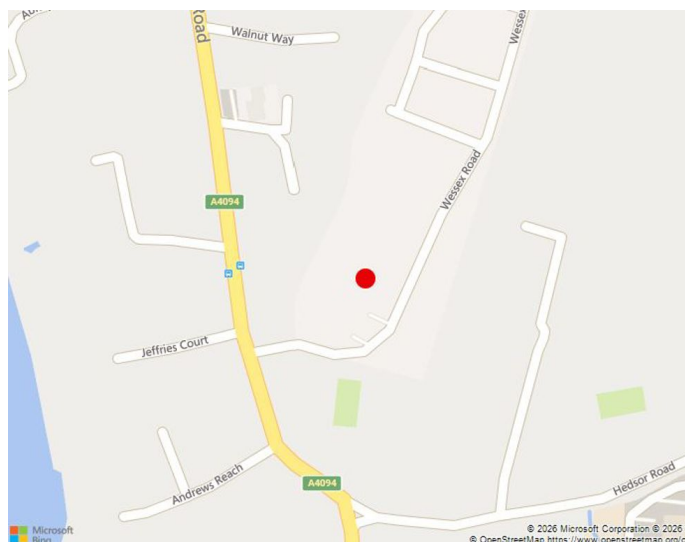
The Property IS elected to pay VAT

Energy Performance Rating

C - 73

Viewing Arrangements:

Please contact Joint Sole agents Duncan Bailey Kennedy or Kempton Carr Croft, for further information.



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