



Unit 12 HCube

Bellfield Road,, High Wycombe, HP13 5GX

MODERN INDUSTRIAL / WAREHOUSE UNIT

1,354 sq ft
(125.79 sq m)

- 3 Phase Electricity
- Roller Shutter (2.3m High)
- Pedestrian Entrance
- LED Lighting
- Panasonic Heat Pump and A/C System
- Openreach Broadband Connection
- X3 Car Parking

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Summary

Available Size	1,354 sq ft
Rent	£24,000 per annum
Rates Payable	£6,861.25 per annum Small Business Rates Relief May Apply
Rateable Value	£13,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (30)

Description

The main section of the units is of steel portal frame construction with profile cladding under a pitched roof with plentiful roof lights. In addition, each unit has a cleverly incorporated shipping container, connected internally to the main unit to provide additional workspace.

Unit 12 benefits from roller shutter doors, 3 phase electricity, LED lighting, heat pump and air conditioning.

Operational use limitations Monday–Saturday 7am–7pm. (No use on Sundays or statutory holidays).

Location

HQUBE is located in Broom Way behind the Morrisons Superstore, just outside the main town centre, which has an extensive range of retail and leisure facilities.

High Wycombe is strategically located on the M40 Motorway (J4) 30 miles west of Central London, and excellent road communications are available to other principal towns in the greater Thames Valley region. Excellent rail services High Wycombe to London Marylebone with journey time of approximately 29 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,036	96.25	Available
Ground - Office	318	29.54	Available
Total	1,354	125.79	

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



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