



Commercial Property Consultants

Offices at High Wycombe and Marlow

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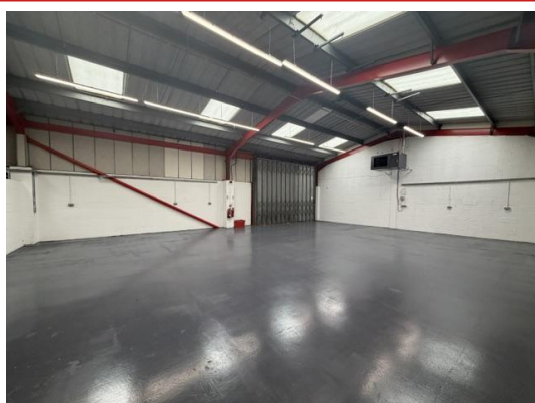
PROPERTY PARTICULARS

ADDITIONAL
PARKING IS
AVAILABLE BY
SEPARATE
NEGOTIATION

Preliminary Particulars

Industrial Warehouse / Workshop Unit with Office Space and Five Car Parking Spaces

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



2,567 sq.ft. (238.48 sq.m) Approx. GIA

TO LET

LOCATION

The property is situated in Stokenchurch, a well-established commercial location positioned at Junction 5 of the M40 motorway, providing excellent road connections to London, Oxford, Birmingham and the wider motorway network. Stokenchurch offers a range of local amenities including shops, take-away, 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. A mainline railway station operates regular services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The unit provides warehouse accommodation, a boardroom and separate office space. The property benefits from:

- LED Lighting
- Skylights
- Three-phase power
- Roller shutter access
- Separate pedestrian entrance
- Kitchenette
- WC
- On site parking (five allocated spaces; more are available subject to a separate negotiation)

ACCOMMODATION (Approximate Gross Internal Area):

2,567 sq.ft. (238.48 sq.m)

TERMS

A new lease is available with terms to be agreed by negotiation direct with the Landlord.

VAT

VAT is applicable.

SERVICE CHARGE

A Service Charge is applicable and equates to £4,646.27 (Plus VAT) per annum.

RENT

£38,505 per annum (plus VAT).

The above rent is exclusive of Business Rates, utilities, service charge, building insurance and VAT.

RATEABLE VALUE

The Valuation Office website indicates a rateable value of £33,250 as of 1st April 2026. Rate in the £ for 2026/7 is 43.2 pence.

ENERGY PERFORMANCE CERTIFICATE RATING

B – 47.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING – Strictly by appointment with the Joint Sole Agents:

Duncan Bailey Kennedy

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