



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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PROPERTY PARTICULARS

**NO VAT APPLICABLE**

**ON THE RENT**

*Preliminary Particulars*

**Modern High Quality Industrial Unit  
with Mezzanine Storage**

**UNIT C3  
REGENT PARK, SUMMERLEYS ROAD  
PRINCES RISBOROUGH  
BUCKS HP27 9LE**



**2,271 sq.ft. (208.93 sq.m) Approximate Gross Internal Area  
Plus Additional Mezzanine Storage Area 2,260 sq.ft. (207.92 sq.m)**

**TO LET**

**LOCATION** – Princes Risborough is a small market town in Buckinghamshire located around 7 miles to the north of High Wycombe and 8 miles to the south of Aylesbury. Central London is approximately 33 miles to the southeast.

The area benefits from reasonable communications with access to Junction 6 of the M40 around 7 miles to the southwest and the A41 dual-carriageway around 8 miles to the northeast, which in turn provides access to Junction 20 of the M25, approximately 12 miles to the southeast. Princes Risborough mainline railway station provides regular services to London Marylebone.

Regent Park is a modern business estate situated off Summerleys Road ½ mile to the west of the town centre and around 1/3 mile to the north of the mainline railway station. Other occupiers to the estate include Molins Tobacco Machinery, Beechdean Ice Cream, Ercol Furniture, Aircon Services and Astles Control Systems.

**DESCRIPTION** – The property comprises a modern industrial unit of steel portal frame construction with profile metal clad elevations, two-storey offices and the benefit of the following:-

- Electric loading door
- Phase 3 power
- Eaves of approximately 7m
- Kitchenette
- Car parking spaces

**ACCOMMODATION** (Approximate Gross Internal Area)

**Ground Floor**

Warehouse & Offices

To include extended office area on first floor - 2,271 sq.ft. (208.93 sq.m)

**First Floor**

Mezzanine Storage Area - 2,260 sq.ft. (207.92 sq.m)

**TOTAL - 4,531 sq.ft. (416.85 sq.m)**

**TERMS** – The property is available by way of a new full repairing and insuring lease or alternatively our clients will consider a sale of the freehold.

**RENT** - £44,950 per annum exclusive. We understand from our client that VAT is not applicable on the rent.

Please note the above rents are exclusive of business rates, service charge, insurance, and utilities, plus VAT.

**BUSINESS RATES** – The Valuation Office Agency website indicates a rateable value of £26,250. Rate in the £ for 2023/24 is 49.9 pence.

**LEGAL COSTS** - Each party to bear their own legal costs.

**EPC RATING:** B - 36.

**VIEWING** - Strictly by appointment through Sole Agents:-

**Duncan Bailey Kennedy  
Adrian Dolan / Elliot Mackay  
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Ref: JKH / 0924