

TO LET



UNIT 5A PREMACTO WORKS
QUEENSMEAD ROAD
HIGH WYCOMBE
HP10 9XA

HYBRID OFFICE/INDUSTRIAL UNIT

- 4,681 sq ft (GIA)
- £40,000 pax
- Great location near motorway junction
- Available immediately

LOCATION

Located just outside of High Wycombe in Loudwater, within minutes of Junction 3 of the M40 Motorway. Loudwater is well located via the motorway networks and surrounding towns/villages and is close to Wooburn Green and Beaconsfield.

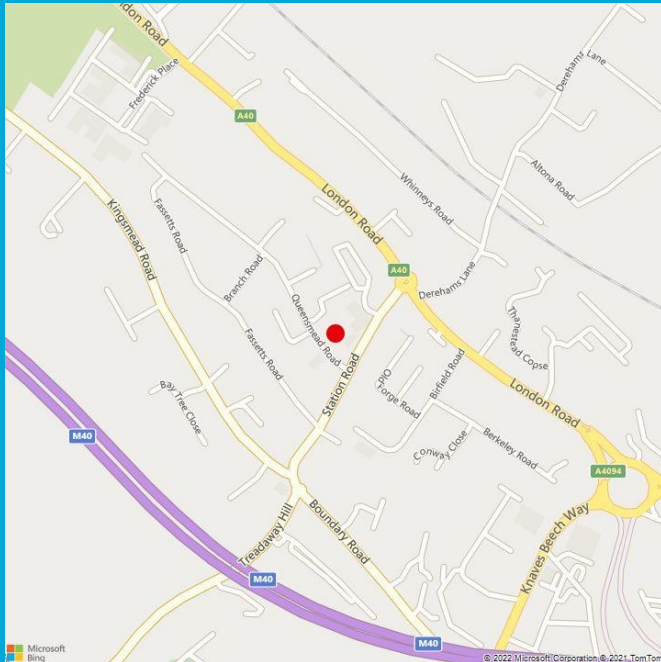
DESCRIPTION

Terraced hybrid unit offering a unique 50/50 split between industrial and office accommodation. The property is located in a secure gated service yard shared by other tenants.

The ground floor industrial area is configured in an L shape that would suit a light storage/assembly use or alternatively a dark kitchen. The remainder of the ground floor is made up of WCs, kitchen and storage.

The first floor comprises a mostly open-plan office suite with several private offices. The offices benefit from good natural daylight, carpeting throughout and air conditioning.

Subject to Contract - July 22



ACCOMMODATION

Ground floor industrial with first floor offices.

Ground Floor - Storage/ Workshop	1,550 Sq Ft
Ground Floor - Ancillary/ Storage Office	793 Sq Ft
First Floor	2,338 Sq Ft
Total	4,681 Sq Ft

TERMS

Available on a new lease.

LEGAL COSTS

Each party to bear their own professional costs.

BUSINESS RATES

Rateable Value : £23,000

Rates Payable : £10,350

EPC

E - 125

VIEWINGS



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