



TO LET
3,857 Sq.Ft. (358.32 Sq.M.) Plus
9,000 Sq.Ft. (836.13 Sq.M.) Yard



Potential loading door (CGI)



**15 Treadaway Technical Centre, Treadaway Hill, Loudwater,
 High Wycombe, Buckinghamshire, HP10 9RS**

DETACHED BUILDING AND YARD

- 9,000 Sq.Ft. Predominantly Covered & Gated Yard
- LED Flood-Lights To Yard
- 0.6 Miles To J3 M40
- Flexible Accommodation
- May Suit a Range of Commercial Uses



High Wycombe
 01494 341530

15 TREADAWAY TECHNICAL CENTRE, TREADAWAY HILL, LOUDWATER, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP10 9RS

Location

Treadaway Technical Centre is situated off Treadaway Hill which links Loudwater to Flackwell Heath and is 0.6 miles to the East of J3 M40 and approximately 2.5 miles east of High Wycombe town centre.

Description

Treadaway Technical Centre is an established commercial estate comprising fifteen units.

Unit 15 is the only detached building on the estate and benefits from a substantial yard extending to approximately 9,000 sq.ft (836.13 sq.m), the majority of which is covered.

The property offers flexible accommodation which may suit a variety of commercial uses, including gym/leisure, office, storage, light industrial, medical, showroom and trade counter uses. It is possible that a roller-shutter door could be added to the ground floor, as per the CGI image.

The extensive gated and predominantly covered yard provides a rare opportunity for occupiers seeking external areas for storage, vehicle operations, exercise/fitness areas, or other operational requirements. The covered yard benefits from LED flood-lighting.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,286	119.47
First Floor	1,286	119.47
Second Floor	1,285	119.38
TOTAL (GIA)	3,857	358.32
Yard	9,000	836.1

Rent

On Application

The rent is exclusive of business rates, estate charge, insurance and utilities, and will be subject to VAT.

Terms

A new full repairing and insuring lease is available direct from the landlord on terms to be agreed. The lease will be contracted out of the security of tenure provisions contained in Part II of the Landlord and Tenant Act 1954 (as amended).

Anti-Money Laundering

To comply with applicable legislation, prospective tenants will be required to provide documentation and information to enable identity verification and sanctions checks to be undertaken prior to completion of any transaction.

Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £34,500

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

Legal Costs

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

VAT

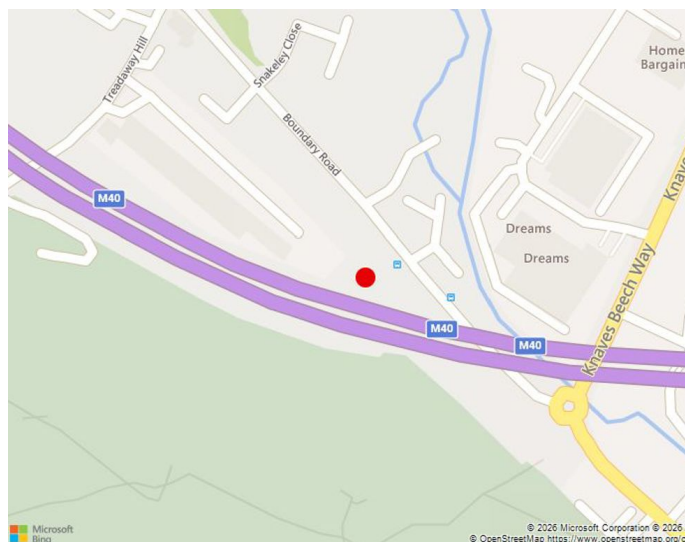
All figures quoted are exclusive of VAT which is to be applicable.

Energy Performance Rating

B-41

Viewing Arrangements:

Strictly by appointment with Kempton Carr Croft or Joint Sole Agents Adrian Dolan of Duncan Bailey Kennedy LLP & Patrick Rosso of Colliers.



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