

TO LET

819 Sq.Ft. (76.09 Sq.M.)



**60b, Booker Depot, Clay Lane, Booker, High Wycombe,
Buckinghamshire, SL7 3DJ**

FLEXIBLE OFFICE / LIGHT WORKSHOP

- Suitable For Personal Training Use (S.T.P.)
- Low Initial Rent



High Wycombe
01494 341530

60B, BOOKER DEPOT, CLAY LANE, BOOKER, HIGH WYCOMBE, BUCKINGHAMSHIRE, SL7 3DJ

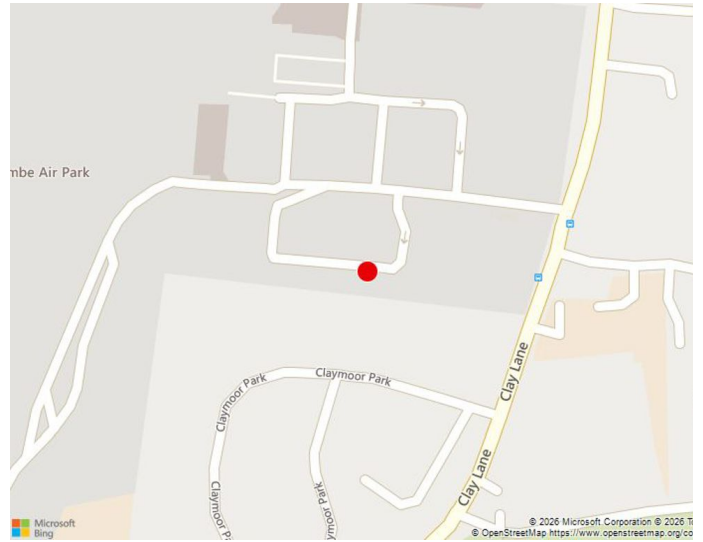
Location

The property is well situated within Booker Depot, adjoining the Wycombe Air Park, South West of High Wycombe Town Centre and 1.6 miles to the West of J4 M40.

Description

A mid-terrace single story workshop, which has been converted into budget office accommodation, benefitting from suspended ceiling with LED lighting, glazed stud partition, which could be removed by a prospective tenant.

The property could be used for various uses, such as office, light workshop or potentially personal training type operators?



Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	819	76.09

Rent

£2.50 Per Sq Ft

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

Terms

The low market rent of the unit reflects the investment needed to bring the accommodation to standard by a prospective tenant. The rent is intended to increase, by set increases, by way of negotiation before the lease commencement.

A new lease is available direct from the Landlord, on terms to be agreed by negotiation.

The current Estate Charge budget for this unit is £1,830 per annum, with the insurance being included within this amount.

Legal Costs

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

VAT

It is understood the property is elected to pay VAT.

Energy Performance Rating

TBC



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Viewing Arrangements:

Please contact sole agents for further information.

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