



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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PROPERTY PARTICULARS

POTENTIALLY NO  
BUSINESS RATES  
PAYABLE

*Preliminary Particulars*

**Retail / Trade Counter Showroom with Storage  
Available on Flexible Terms**

**Unit 3, Building 1  
Lane End Road, Sands  
High Wycombe  
Bucks, HP12 4HG**



**2,130 SQ.FT. (198 SQ.M) Approximate Gross Internal Area**

**TO LET**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

The property is prominently located along Lane End Road on the Sands Industrial Estate, which lies approximately 2.5 miles equidistant from Junction 4 of the M40 motorway and High Wycombe town centre.

## DESCRIPTION

A two-storey industrial warehouse offering open plan workshop space on the ground floor and first floor storage.

## ACCOMMODATION (Approx. Gross Internal Areas)

Ground Floor - 1,230 sq.ft. (114 sq.m)  
First Floor - 900 sq.ft. (83.6 sq.m)

**TOTAL - 2,130 sq.ft. (198 sq.m)**

## TERMS

The unit is available on a new lease on terms to be agreed by negotiation.

## RENT

£14,795 (approx. £6.95 per sq.ft.) plus VAT, per annum exclusive of all other outgoings such as business rates, insurance, and utilities.

## RATES

The Valuation Office Agency website indicates a Rateable Value of £11,000 as of 1<sup>st</sup> April 2023. Rate in the £ for 2022/23 is 49.9 pence.

## LEGAL COSTS

Each party to bear its own legal fees in this transaction.

## ENERGY PERFORMANCE RATING

To be confirmed.

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

**Duncan Bailey Kennedy**  
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