

Commercial Unit with Large Enclosed Yard Close to Junction 3 M40 HP10 9RS



TREADAWAY TECHNICAL CENTRE

TO LET

Building: **3,857 sq ft** (358.3 sq m)
Approx. Gross Internal Area

Yard: **9,000 sq ft** (836 sq m)
mainly covered & enclosed
Approx. Area



Potential loading door (CGI)

LOCATION

Treadaway Technical Centre is situated off Treadaway Hill which links Loudwater to Flackwell Heath and is close to Junction 3 of the M40 and approximately 2.5 miles east of High Wycombe town centre.

DESCRIPTION

The Treadaway Technical Centre is a development of fifteen units. Unit 15 comprises a detached unit at the end of the estate, recently used as a gym, but which may also be suitable for a range of other commercial uses including storage, office or trade counter. The unit also comes with a large mainly covered, enclosed yard area.



TREADAWAY TECHNICAL CENTRE

ACCOMMODATION

Building: 3,857 sq.ft. (358.32 sq.m) approximate GIA.
Yard: 9,000 sq.ft (836.13 sq.m) approximate area.

TERMS

A new full repairing and insuring lease for a term to be agreed.

RENT

On application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

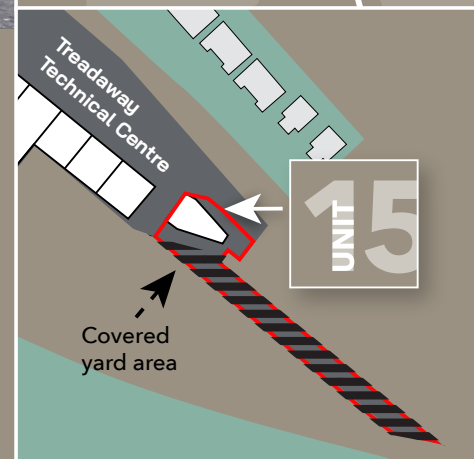
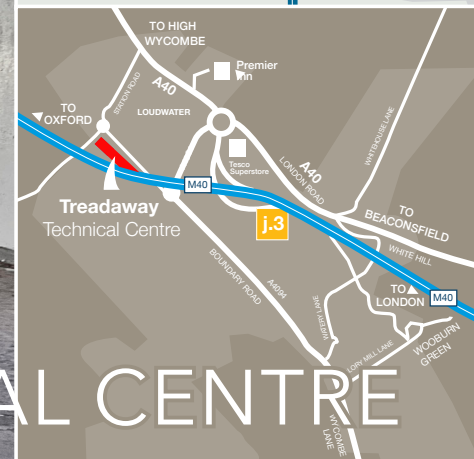
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VIEWING

Strictly by appointment through
Sole Agents.

Misrepresentation Clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements of representations of fact. All prices and rents quoted exclusive of VAT. Specification and finishes subject to change, furniture shown is not included in any transaction. Oct. 2025

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