

# COMMERCIAL BUSINESS UNIT TO LET



## Total 2875<sup>2</sup>Ft

- Convenient Location overlooking fields
- Eves Height of 3.77 metres
- Warehouse - 1350<sup>2</sup> Ft
- Mezzanine Storage - 775<sup>2</sup> Ft (restricted headroom)
- Two Sales Offices - 185<sup>2</sup> Ft + 385<sup>2</sup> Ft
- Front Office Reception / Meeting - 180<sup>2</sup> Ft
- First time available in over 20 years
- New roof and heating in last five years
- 3 Phase electricity
- 3/4 height roller shutter doors
- Concrete Floor
- Kitchen area, Male and Female W.C.'s

The unit is steel framed with brick elevations and a steel roof with skylights.

## LEASE / RATES

The premises are available by way of an assignment of the existing lease until 26th September 2020. Business rates for 2016 will be £8,449 through the local billing authority Wycombe District Council 01494 461000.

## LOCATION

Unit 3, Wessex Road, Bourne End, SL8 5DT

Conveniently located at the entrance of Wessex Road Industrial Estate on the outskirts of Bourne End. The industrial estate is situated within easy access of both the M4, M40 and M25.

## VIEWING

Please call Mick Cross on 01628 529448, or email [mick.cross@cseuk.com](mailto:mick.cross@cseuk.com).

## RENT

£5625 + VAT per quarter. Service charges £1044 + VAT per annum (June - May)

