



Commercial Property Consultants

Offices at High Wycombe and Marlow
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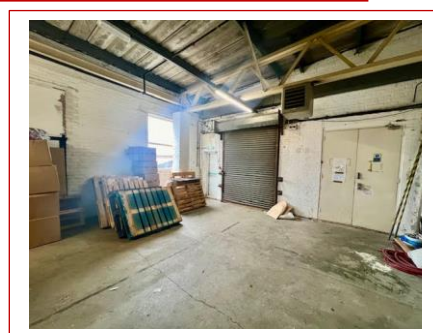
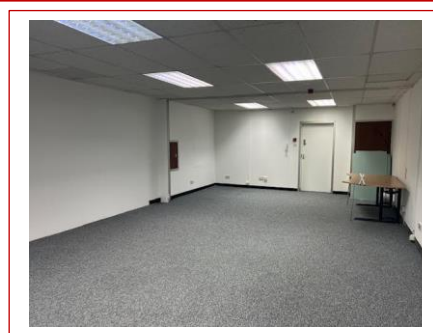
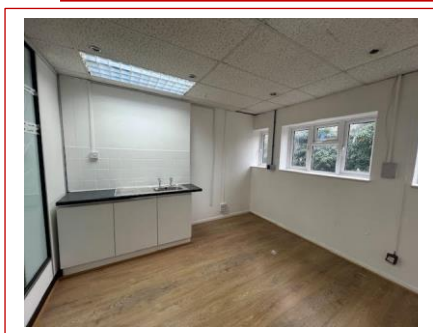
PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

Budget Industrial / Storage / Office / Business Unit

Riverside Business Centre Victoria Street, High Wycombe Bucks HP11 2LT



Units from approx. 1,000 sq.ft. (92.9 sq.m) – 2,900 sq.ft. (269.41 sq.m) GIA

TO LET

SHORT-TERM FLEXIBLE TERMS AVAILABLE

LOCATION

The Riverside Business Centre is located only a half a mile from the mainline rail station and a short walk into the town centre. The new Lidl store is in the next street. The A40 West Wycombe Road runs past Victoria Street and offers easy access to the M40 at either Junction 4 (High Wycombe) or Junction 5 (Stokenchurch).

DESCRIPTION

The units available are suitable for storage, industrial or office use. They have the benefit of shared loading doors, 24/7 CCTV, parking, and WC's.

ACCOMMODATION (Approximate Gross Internal Area)*

Unit 27 - 1,000 sq.ft.

Unit 28 - 1,900 sq.ft.

TERMS

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

RENT

Unit 27 - £ 7,500 per annum

Unit 28 - £14,250 per annum

RATES

To be confirmed. Small business rates relief may be applicable.

LEGAL COSTS

Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING – Strictly by appointment through the Joint Agents:

Duncan Bailey Kennedy
Adrian Dolan / Elliot Mackay / Liam Ash
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****These details have been compiled from information supplied to us by the landlords. Measurements should be verified by any ingoing tenants.***