

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

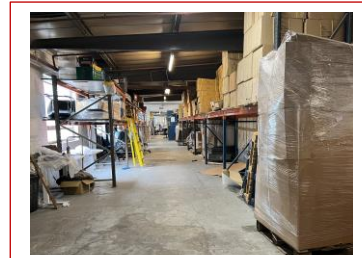
Preliminary Particulars

FREEHOLD FOR SALE

Unique Opportunity

**Albion House, Lane End Road, Sands,
High Wycombe, Bucks, HP12 4HG**

**Prominent Industrial Unit situated on a site of approximately 0.75 acres
Of interest to owner occupiers and developers**



**16,657 SQ. FT. (1,547.49 SQ. M)
Approximate Gross Internal Area
(Compiled from information supplied to us)**

LOCATION

Located on the popular Sands Industrial Estate in High Wycombe, within a half mile of Junction 4 of the M40 Motorway. The unit is located fronting onto the main Lane End Road.

DESCRIPTION

The unit is a double storey industrial unit typical of furniture manufacturing units in High Wycombe, the unit sits on a site of 0.75 acres on a regular shaped site. The property would be ideal for refurbishment or redevelopment.

ACCOMMODATION (Approx. Gross Internal Areas)

Ground Floor -	8,055 sq. ft. (748.32 sq. m)
Lower Ground Floor –	7,733 sq. ft. (718.45 sq. m)
Detached Building -	869 sq. ft. (80.72 sq. m)

PRICE

£1,675,000 plus VAT if applicable.



BUSINESS RATES

The Valuation Office indicates Rateable Values as of 1st April 2023 for the premises as follows. Rate in the £ for 23/34 is £0.512p.
£63,500.

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

ENERGY PERFORMANCE RATING

D - 93

VIEWING - Strictly by appointment through instructed Agents:

Duncan Bailey Kennedy

FAO: Adrian Dolan / Tom Good / Phillip Mawby

Email : adriand@dbk.co.uk / tomg@dbk.co.uk / phillipm@dbk.co.uk

Telephone: 01494 450951



Ref: HB/0623