



Leasehold

Former Bidvest, Thomas Road, Wooburn Industrial Estate, High Wycombe, Bucks, HP10 OPE

Cold Store / Industrial Unit

29,267 sq ft (Subject to measurement)



- **Self-contained, secure yard**
- **5 dock levellers**
- **Excellent access to M40**
- **Prominent location along A4094**

Location

The unit fronts Thomas road, and is highly visible from the A4094. The unit is located on the edge of Soho Mills Industrial Estate, and benefits from excellent access to the M40 via J3. The property also has good access to the M4 via the A404, which provides good road links to London and the west.

Additionally, Bourne End station is conveniently located approximately 1 mile (20 minute walk, or a short bus ride) from the property.

Description

The Property comprises a ground floor detached industrial unit / cold store with ancillary and office accommodation. The unit benefits from a self-contained, secure yard providing parking for approximately 30 cars.

The warehouse benefits from 5 dock levellers, and 1 surface level access door. The yard is accessed via the prominent main entrance on Thomas Road.

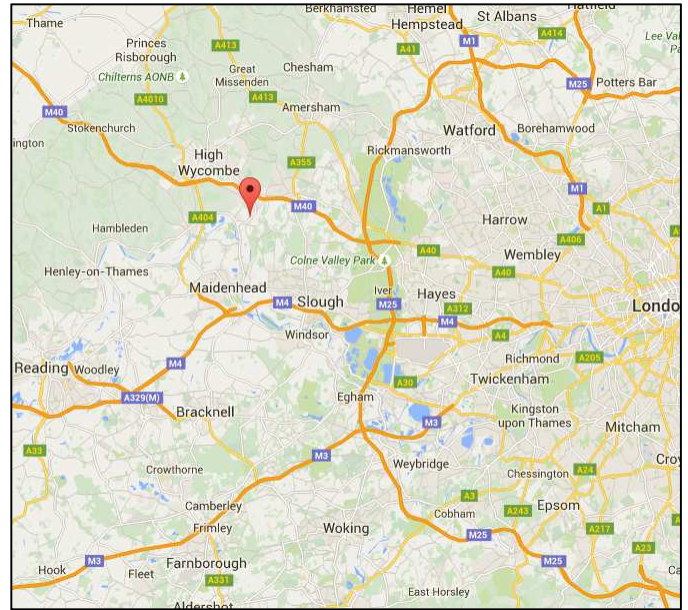
Approximate Floor Areas

Description	Sq. Metres	Sq. Feet
Office	330.2	3554.24
Canteen and locker room	47.8	514.51
Warehouse / Cold store	2152.6	23170.39
Total:	2530.6	27239.14

(The above floor areas are currently subject to measurement).

Rent

On application



Energy Performance Certificate

C - 66

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

According to www.voa.gov.uk the rateable value of the property is £216,000. Prospective tenants should make their own enquiries with Wycombe District Council to verify the current rates payable.

Viewing

For further information please contact the sole agents:

BNP Paribas Real Estate

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SUBJECT TO CONTRACT