

Marlow
The Courtyard
60 Station Road,
Marlow
Buckinghamshire
SL7 1 NX

Tel: 01628 495 500
Fax: 01628 495 505

High Wycombe
Oakridge House,
Wellington Road,
High Wycombe,
Buckinghamshire
HP12 3PR

Tel: 01494 557 337

Deriaz Slater



Email: enquiries@deriaz.co.uk
Web: www.deriaz.co.uk

New instruction - Preliminary Particulars



TO LET

**Unit 4, Abercromby Industrial Estate,
Abercromby Avenue**

HIGH WYCOMBE

WORKSHOP / INDUSTRIAL UNIT with offices

3,986 sqft (370.34 sq m)

1. LOCATION

Abercromby Avenue is approximately half a mile from the town and Eden Shopping Centre and bus station. The road runs parallel to West Wycombe Road (A40). The Abercromby Industrial Estate is halfway along the road on your right if heading to the West.

2. ACCOMMODATION

Workshop / Industrial unit based at the popular Abercromby Industrial Estate.

Roller shutter door access (3.66m high x 3.5m wide) leading to good open workshop with a 4.9m minimum eaves height and rising to a maximum eaves of 7.87m. Note – there are purlins at 4.58m.

There are offices on ground and first floor mezzanine to the side of the unit. There is further mezzanine to the side at the rear for storage.

There is a gas fired blower heater to the warehouse.

8 Car parking spaces

Industrial Workshop	3,311 sq ft
Ground / first floor Offices / stores	<u>675 sq ft</u>
	<u>3,986 sq ft</u> GIA

3. AMENITIES

3 phase power

Gas blower heater to warehouse

Ground and first floor offices

Male and female wc's

4. TERMS

Available on a new lease, terms to be agreed. Rent only £3.95 per sqft. Available from 14 August 2011.

5. VIEWINGS

Available on appointment via sole agents:

Contact Martin Somers - 01628 495501
or email at: msomers@deriaz.co.uk