

For Sale

Upon the instructions of the Joint Receivers

**LANDWOOD
GROUP**



Unit 5, Network 4, Lincoln Road, Cressex Business Park, High Wycombe

Modern Industrial Unit

- Gross Internal Area of 974.84 Sq M / 10,493 Sq Ft
- Located on a well-established business park
- Currently occupied until December 2020 and producing a gross annual income of £77,000
- Benefitting from two bathrooms, secured parking and balcony
- Potential for substantial increase in rent following expiry of the current lease

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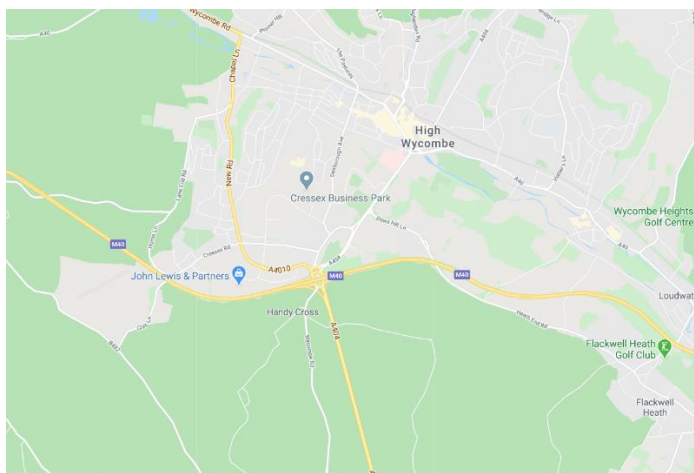
CONTACT

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Location

The property is located on the established Cressex Business Park, in the town of High Wycombe in Buckinghamshire. The property is located circa 0.8 miles to the north of Junction 4 of the M40 motorway, at its junction with the main A404. The M40 provides access to junction 16 of the M25 motorway, circa 12 miles to the east. High Wycombe Railway Station lies 2 miles to the north east, within the town centre.

Cressex Business park is one of the core industrial estates within the area, being well connected by road and provides a mixture of industrial uses alongside offices and trade counters.



Description

A modern single storey, semi-detached industrial unit, which is currently configured to provide warehouse accommodation, with integral two storey office accommodation. It was constructed in circa 2005, and forms part of a small industrial complex.

It is of steel portal framed construction, with insulated metal profile sheet cladding to the elevations and roof. The roof is shallow pitched and incorporates translucent roof panels, and the windows to the office are steel framed and double glazed.

- 6m Clear Internal Eaves Height
- Full Height Insulated Profile Cladding
- Double Glazed Window Units to Front Elevation
- 3 Phase Power
- Mains Gas
- Disabled WC
- Electric Roller Shutter Door

Tenure Information

The premises are held under a long leasehold under Title No. BM317190 for a term of 150 years from June 2006. The ground rent payable is £3,499 per annum.

Tenancies

Fully occupied on a 10 year lease from 1 January 2011 to Logistics International PLC on a fully repairing lease. The current rent payable is £77,000.

There is excellent scope to increase this rent on expiry of the current lease.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £1,450,000.

EPC

Available on request.

Viewings

Strictly by appointment.

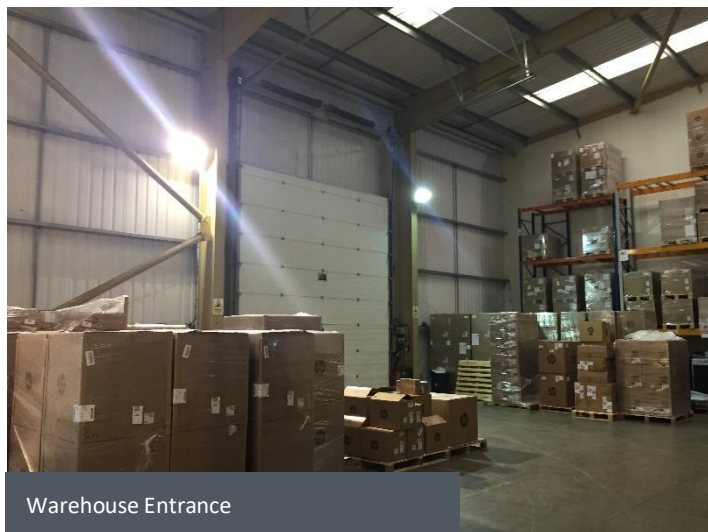
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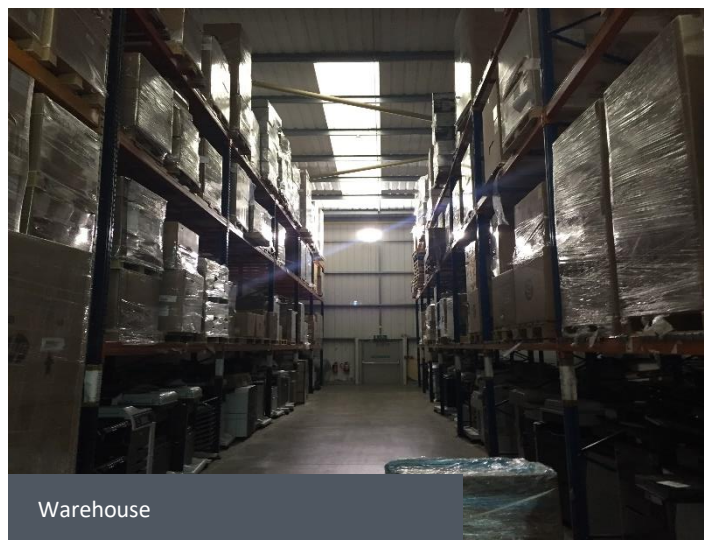
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Date of particulars: April 2020



Warehouse Entrance



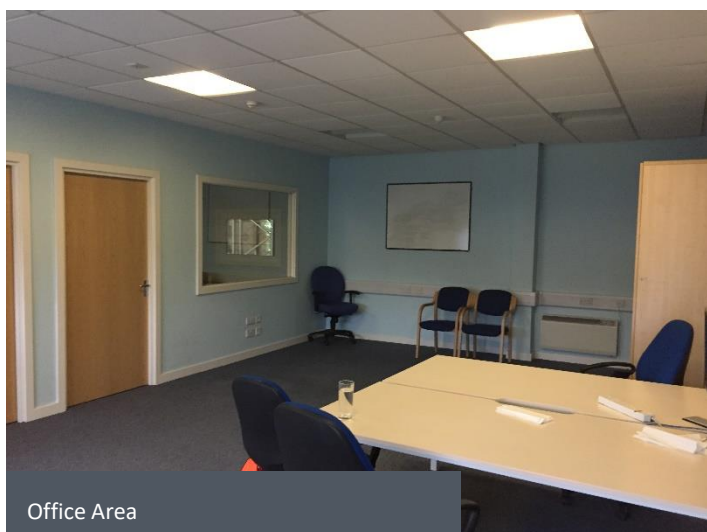
Warehouse



Warehouse



Storeroom



Office Area



Office Area