



TO LET

Three Warehouse/ Industrial Units

10,576 sq ft – 54,548 sq ft
(982.5 sq m – 5,067.4 sq m)

- Available separately or can be combined
- To be refurbished
- Ample parking
- Rear loading yards
- Two storey offices with optional mezzanine floors
- Located next to Knaves Beech Retail Park
- Easy access to M40 (Junction 3)

Location

Knives Beech Industrial Estate is very close to Junction 3 of M40, approximately 3 miles east of High Wycombe and 3 miles south of Beaconsfield. Junction 16 of the M25 motorway is approximately 8 miles.

The estate comprises of warehouse/ industrial units, offices, and retail outlets. Occupies include: Costa Coffee, Tapi Carpets, Dunelm, The Range and Home Bargains.

Description

Units C1, C2 & C3 comprise of a terrace of three industrial/warehouse units with pitched roofs, full height glazed reception areas and covered rear loading doors. Designated parking spaces are located to both the front and rear of the units and to side of Unit C3.

The units were originally built with two storey offices along the front elevation and full height warehousing behind. However, mezzanine floors have since been installed in the warehouse accommodation in all three units creating additional first floor offices, which can be removed if not required by an incoming tenant.

The units have yards to the rear which could be fenced to create additional secure open storage areas, which are accessed from Davies Way.

Due Diligence

Any interested party will be required to provide company information to comply with anti money laundering legislation.

Terms

Available to let by way of new leases on terms to be agreed.

Rates

To be reassessed.

EPC

To be reassessed.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Viewings

For further information or to arrange viewing, please contact Carter Jonas or joint agents Duncan Bailey Kennedy LLP on 01494 450 951.



Accommodation: Unit C1

Ground	8,984 sq ft (834.6 sq m)
First	2,431 sq ft (225.8 sq m)
Total	11,415 sq ft (1,060.4 sq m)
Optional Mezzanine	5,993 sq ft (556.8 sq m)
Total	17,408 sq ft (1,617.2 sq m)

Accommodation Unit: C2

Ground	8,809 sq ft (818.4 sq m)
First	1,767 sq ft (164.1 sq m)
Total	10,576 sq ft (982.5 sq m)
Optional Mezzanine	6,716 sq ft (623.9 sq m)
Total	17,292 sq ft (1,606.4 sq m)

Accommodation Unit: C3

Ground	10,263 sq ft (953.4 sq m)
First	2,167 sq ft (201.3 sq m)
Total	12,430 sq ft (1,154.7 sq m)
Optional Mezzanine	7,418 sq ft (689.1 sq m)
Total	19,848 sq ft (1,843.8 sq m)



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Important Information

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Carter Jonas