



## Commercial Property Consultants

Offices at High Wycombe and Marlow

For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO  
BUSINESS RATES  
PAYABLE

## TO LET

*Preliminary Particulars*

**A Variety of Single Storey  
Industrial Warehouses / Storage Units  
On a Secure Industrial Estate**

**GREEN END FARM  
CHURCH LANE, SARRATT WD3 6HH**



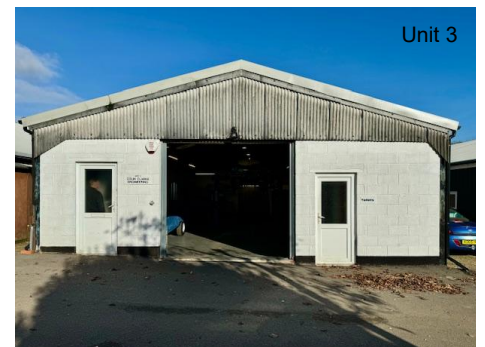
Unit 4D



Site Entrance



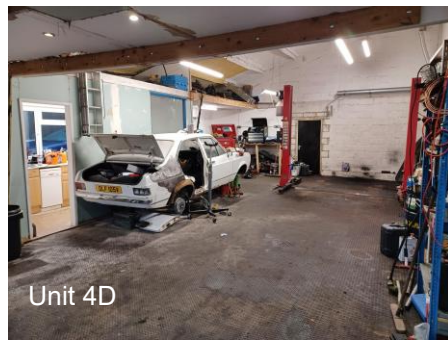
Unit 3



Unit 3

**1,118 sq.ft. (103.86 sq.m) – 2,842 sq.ft. (264.03 sq.m)  
Approximate Gross Internal Area**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



## LOCATION

Green End Farm is situated in the picturesque village of Sarratt with good access to the M25, A41 and M1 motorways. The Estate provides various types of small units suitable for a number of uses as industrial, workshop and storage together with on-site parking.

## DESCRIPTION

The units comprise ground floor Industrial storage units with open plan storage space. The premises are suitable for a variety of uses.

## ACCOMMODATION (Approximate Gross Internal Area)

Unit 3 -	1,724 sq.ft.	£24,136 plus VAT per annum (£14.00 plus VAT per sq.ft.)
Unit 4D -	1,118 sq.ft.	£15,652 plus VAT per annum (£14.00 plus VAT per sq.ft.)

## FACILITIES include:-

- Electric Loading doors
- Car parking available on-site
- WC
- Kitchenette
- Potentially Small Business rates relief

## TERMS

The property is available by way of a new full repairing and insuring lease to be agreed by negotiation.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## RATEABLE VALUE

The Valuation Office website indicates the following Rateable Values as of 1<sup>st</sup> April 2026:

Unit 3 -	£17,750
Unit 4D -	£12,000

Rate in the £ for 2026 is 38.2 pence. Potentially no business rates payable.

## SERVICE CHARGE

There is a service charge of £0.50 per sq. ft., plus VAT.

Unit 3:	£862 + VAT
Unit 4D:	£559 + VAT

## ENERGY PERFORMANCE RATING

Unit 3:	C – 71
Unit 4D:	C - 55

**VIEWING** - Strictly by appointment with the Sole Agents:-



**Duncan Bailey Kennedy**

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