



Commercial Property Consultants

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PROPERTY PARTICULARS

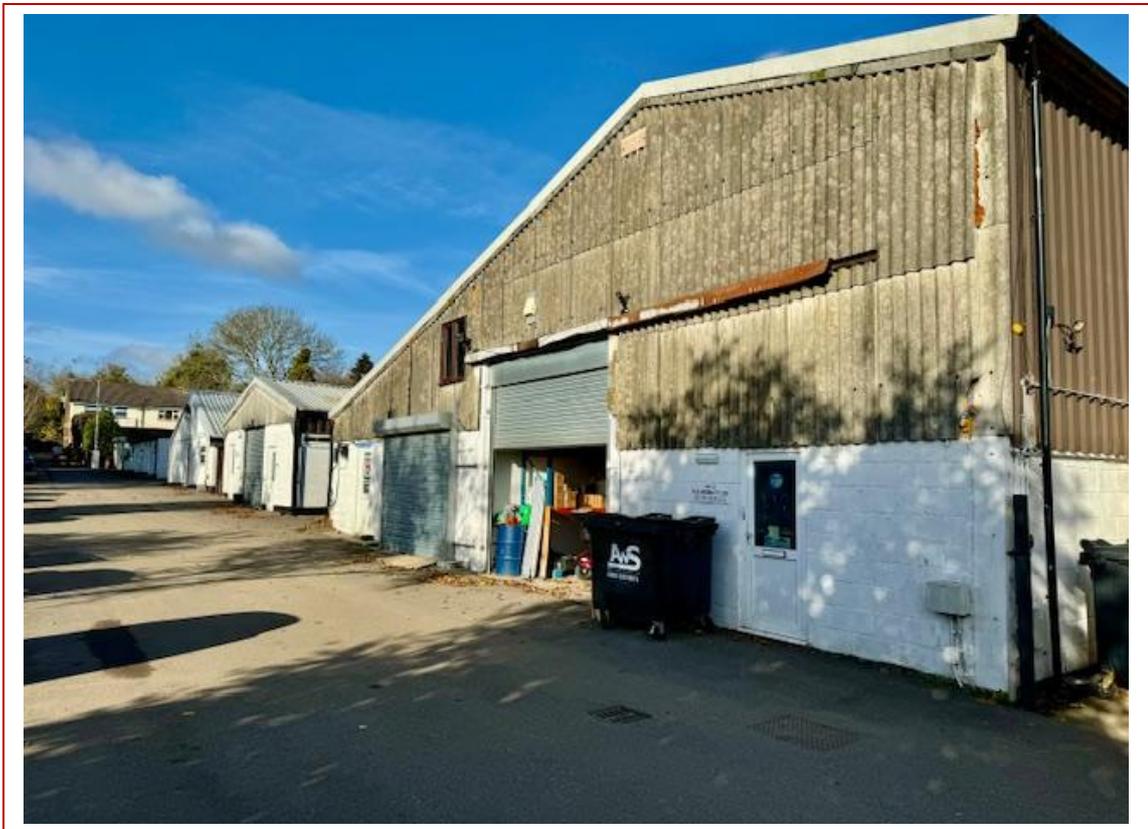
**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

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 2A



Unit 2A



Unit 2

**From 250 sq.ft. (23.22 sq.m) – 2,871 sq.ft. (266.72 sq.m)
Approximate Gross Internal Area**



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)

From 250 sq. ft. to 2,871 sq. ft. (23.22 sq. m. – 266.72 sq. m.)
Further details upon application.

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

Further details upon application.
Potentially no business rates payable.

SERVICE CHARGE

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

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - Strictly by appointment with the Sole Agents:-



Duncan Bailey Kennedy
FAO : Elliot Mackay / Liam Ash
Tel: 01494 450951
Email: elliottm@dbk.co.uk or liama@dbk.co.uk

Ref: HB/1124