

To let

Space for business

INDUSTRIAL/WAREHOUSE SPACE, 6.3 M EAVES HEIGHT,
ROLLER SHUTTER DOOR, ANCILLARY OFFICE AND CAR PARKING
17,000 sq ft (1,580 sq m)

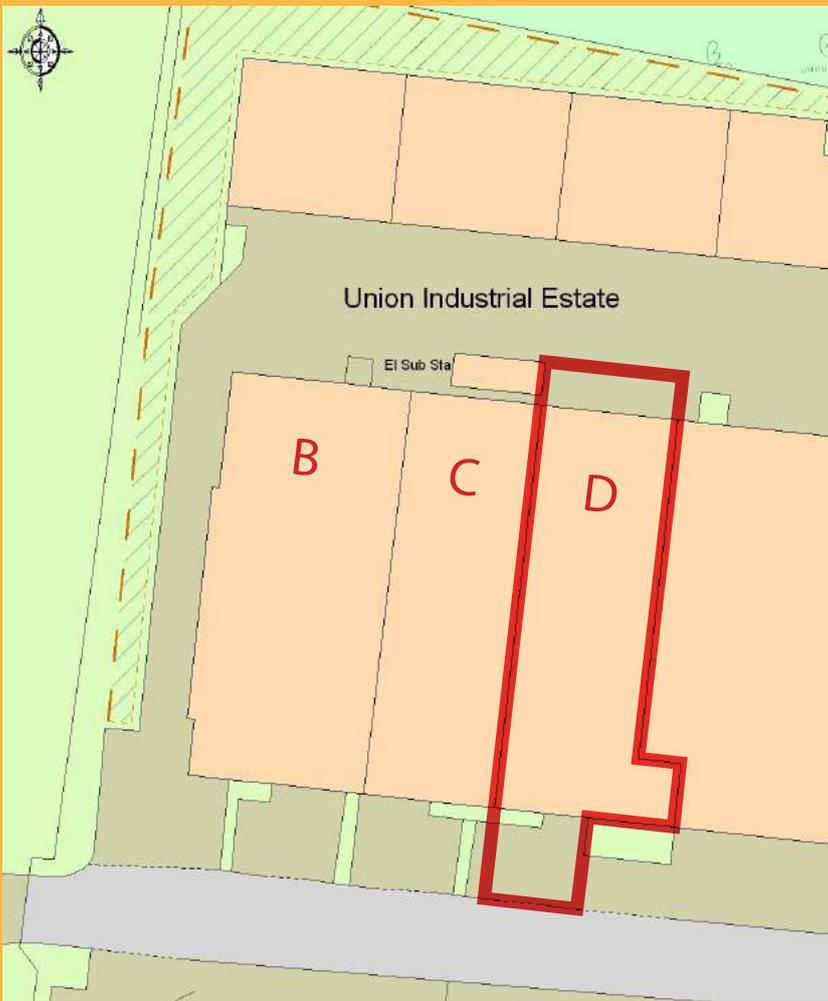


Unit D, Sands Industrial Estate

Bardem House, Hillbottom Road, High Wycombe, HP12 4HS

 **020 8986 7221**
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

Bardem House is of steel frame construction with brick elevations and a steel insulated roof. The warehouse has an eaves height of 6.3m (20 ft) and is accessed via a roller shutter door of 4.72 m (15.5 ft) in height. Heating is via a gas powered warm air blower. Partitioned office space is evenly distributed over the ground and first floor, each of 2,000 sq ft (370 sq m). A reception is on the ground floor and a kitchenette on the first floor. To the front of the building there are 14 parking spaces.

Location and Access

Sands Industrial Estate is situated off Hillbottom Road, leading to Adams Park, home of Wycombe Wanderers FC.

Approximate distances:

M40, Junction 4	1.8 miles
High Wycombe centre/Railway Station	2.5 miles
M25, Junction 16	12 miles
Reading	20 miles
Oxford	30 miles

Unit Sizes

	Sq ft	Sq m
Unit D		
Warehouse	8,600	800
Office	4,000	360
Mezzanine floor	4,400	420
Total	17,000	1,580

Features and Benefits

- M40, 1.8 miles
- Warehouse eaves height 6.3m (20 ft)
- Roller shutter door height 4.72m (15.5ft)
- 14 parking spaces
- Auxiliary office space

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2012.



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