



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Details

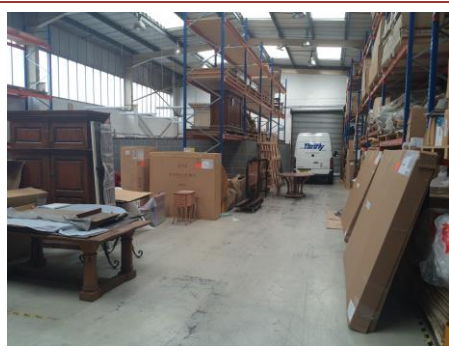
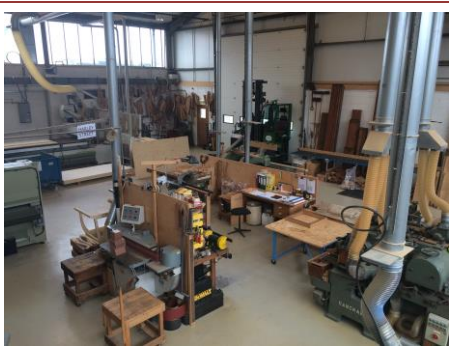
**Industrial/Warehouse, Office/Showroom Space
In Prominent Detached Industrial Building**

**GREENGATE FURNITURE
ST GEORGES WORKS, CORONATION ROAD
CRESSEX BUSINESS PARK
HIGH WYCOMBE,
BUCKS HP12 3GG**



**22,279 sq.ft. (2,070 sq.m)
Approximate Gross Internal Area**

FOR SALE



LOCATION - The property is located within Cressex Business Park, High Wycombe, situated less than one mile from Junction 4 of the M40 motorway providing access to the M25 and Central London, and via the A404 Marlow by-pass to Junction 8/9 of the M4. High Wycombe town centre is approximately one mile to the north.

DESCRIPTION - A prominent detached factory with extended rear and side steel framed warehousing. The building benefits from ample car parking to the front. To the rear a yard can be found providing access for loading.

Facilities include:-

- Prominent position fronting Coronation Road
- Ground floor factory and offices
- First floor showroom
- Extended steel framed warehousing to side and rear
- Ample car parking to front
- Rear yard

ACCOMMODATION (All areas are approximate Gross Internal):

Ground floor workshop, reception, offices, and ancillary -	9,256 sq.ft. (859.94 sq.m)
First floor showroom and ancillary -	3,068 sq.ft. (285.04 sq.m)
Side Warehouse -	5,184 sq.ft. (481.63 sq.m)
Rear Warehouse -	4,771 sq.ft. (443.21 sq.m)

TOTAL - **22,279 sq.ft. (2,069.82 sq.m)**

TERMS - Our clients will consider a sale of the long leasehold of 125 years commencement date 1st April 2003, with regular ground rent reviews geared at 5.25% of the market rental value of the building).

PRICE – Upon application.

LEGAL FEES - Each party to pay their own legal costs incurred in this transaction.

EPC RATING: D - 72.

VIEWING – Strictly by appointment with Sole Agents:

Duncan & Bailey-Kennedy
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