

# LOUDWATER MILL BUSINESS CENTRE



**UNIT E - 2,521 sq ft**  
**WAREHOUSE / INDUSTRIAL UNIT**  
**AVAILABLE TO LET**  
**J3 M40**

STATION ROAD | LOUDWATER | HIGH WYCOMBE | HP10 9TY





**SPECIFICATION HIGHLIGHTS**

- 7.2m eaves heights
- Floor loading 30 kn / sq m
- 3 phase power supply
- Gas supply
- Demised car parking
- Roof lights (20% coverage)
- Electric loading doors (4m height)
- First floor office
- DDA WC in each unit
- EPC: B

**OPTIONAL EXTRAS**

- Car charging points



**LEASE DETAILS**

- New lease to be granted directly from the landlord on terms to be agreed

**RENT**

- £39,950 +VAT pa

**VAT**

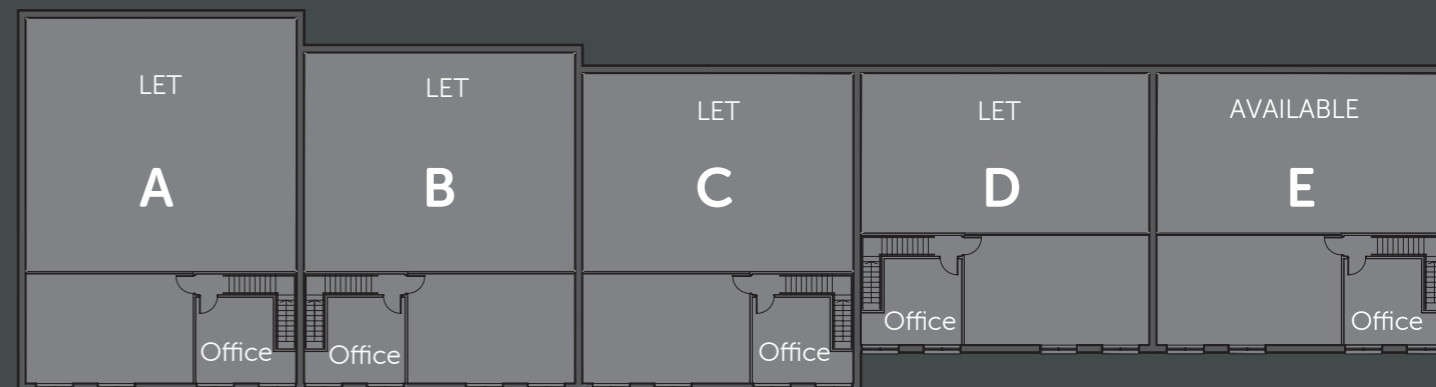
- The building is elected for VAT which is payable on all rents, service and estate charges

**PLANNING**

- B1, B1(c), B2, B8

UNIT	E
Ground	2,170 sq ft
First floor office	351 sq ft
<b>TOTAL</b>	<b>2,521 sq ft</b>

Gross external areas







#### LOCATION

Loudwater Mill Business Centre is located in High Wycombe, Buckinghamshire, 29 miles north-west of Central London. The estate is situated on Station Road, just off the A40 (London Road) 500 metres from Junction 3 of the M40.

#### CONNECTIVITY

High Wycombe rail station is within 3 miles and offers a frequent service to London Marylebone (29 minutes). In addition there is a regular bus service from the estate to High Wycombe town centre.

By road	miles	By rail	mins
M40	0.3	London Marylebone	22
M25	8	Birmingham New St	63
M4	10	Bristol	102
Maidenhead	10		
Slough	11		
Uxbridge	12		
Heathrow Airport	18		
Reading	20		
Oxford	29		
Central London	29		



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