



Commercial Property Consultants

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PROPERTY PARTICULARS

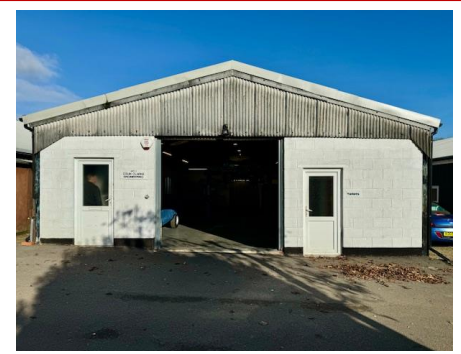
**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

TO LET

Preliminary Particulars

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

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



**160 sq.ft. (14.86 sq.m) – 1,724 sq.ft. (160.00 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)

Property / Unit	Type	Size	Price
Unit 2a	Industrial	1,287 sq ft	£13.50 +VAT psf pa
Unit 3	Industrial	1,724 sq ft	£13.50 +VAT psf pa
Unit 6a	Industrial	572 sq ft	£13.50 +VAT psf pa
Double Garage	Industrial	656 sq ft	£9,000 +VAT pa
20ft Container 2	Industrial	160 sq ft	£1,200 +VAT pa
20ft Container 15	Industrial	160 sq ft	£1,200 +VAT pa



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 2023/24 Rateable Values are as follows:

- Unit 2a - £11,750
- Unit 3 - £14,750
- Unit 6a - £4,850

Rate in £ for 2023/24 is 49.9 pence. Potentially no business rates payable.

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

