

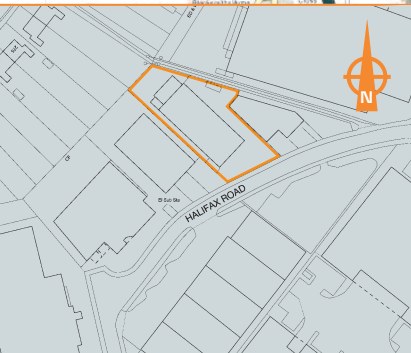
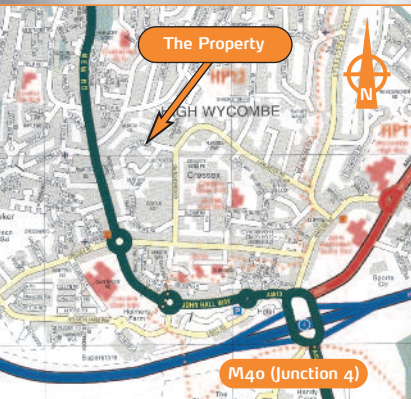
lot 45

Syma House, Halifax Road, Cressex Business Park
High Wycombe, Buckinghamshire HP12 3ST

Vacant Possession

Freehold Industrial Opportunity with Vacant Possession

- Situated in premier industrial and office location
- Newly refurbished
- Approximately 854.51 sq m (9,198 sq ft)
- Nearby occupiers include Booker Wholesale, Hurco, Oxford Instruments, Sennheiser, Geodis, Direk Tek and Autoglass



Location

Miles: 7 miles north-west of Beaconsfield
10 miles south of Amersham
31 miles north-west of Central London
Roads: A4010, A404, M40 (Junction 4)
Rail: High Wycombe Railway Station (approx. 24 mins direct to London Marylebone)
Air: London Heathrow Airport

Situation

The property is strategically located between the M40 (Junction 4) and High Wycombe town centre in the well established Cressex Business Park. The property is situated on the north side of Halifax Road off Corinthian Road the main spine road through the business park. Nearby occupiers include Booker Wholesale, Hurco, Oxford Instruments, Sennheiser, Geodis, Direk Tek and Autoglass.

Description

The property, a substantial warehouse, comprises a two storey office building at the front with warehouse accommodation to the rear. The property has recently undergone a refurbishment programme and benefits from an approximate eaves height of 4.3m (14 sq ft), three vehicle access loading doors, ducted gas heating and a forecourt at the front providing car parking for approximately 8 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Warehouse/Office	774.15 sq m	(8,333 sq ft)	VACANT POSSESSION
First	Office	80.36 sq m	(865 sq ft)	
Totals		854.51 sq m	(9,198 sq ft)	

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Sanders Solicitors LLP
1 Queens Park Road, Harold Wood, Essex RM3 0HJ.
Tel: +44 (0)844 353 3553.
Email: kevincondren@sanderssolicitors.co.uk
Ref: Kevin Condren.

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.