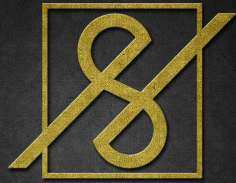


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**HAMILTON  
SOMERS**



## **RIVERSIDE BC**

Unit 17, Riverside Business Centre  
High Wycombe, HP11 2LT

**OFFICES or WORKSHOP**

1,000 SQFT

**TO LET or ANNUAL LICENCE**

INDUSTRIAL UNIT or OFFICES

# RIVERSIDE BC, High Wycombe

UNIT 17, Riverside Business Centre, Victoria Street, High Wycombe, HP11 2LT

## Location

The Riverside Business Centre is located only a half a mile from the mainline rail station and a short walk into the town centre. The A40 West Wycombe Road runs past Victoria Street and offers easy access to the M40 at either Junction 4 (High Wycombe) or Junction 5 (Stokenchurch).

## The Property

These business units are extremely popular and this is the only unit available within the whole business centre. Tenants find it easy to grow their business within the same building and can move to a larger unit in the Riverside Business Centre as they become available.

The units are very adaptable and offer facilities for both industrial and office users.

One key driver in the popularity of these units is the flexibility of term, allowing tenant to adapt to changing market conditions accordingly.

## UNIT 17 RIVERSIDE BUSINESS CENTRE - 1,000 sqft

This unit offers a mix of industrial or storage area or a mix of open plan and partitioned offices. The partitions could be taken out if required. The floor is currently carpeted.

This unit could be used for either industrial or office use.

The concrete floor offers a good loading capacity. This unit is ideally located right off the shared loading bay.

## PRICE: £7.50 per sqft

A lease or a licence is available, giving flexible terms for incoming tenants. Terms from 1 year upwards.

Annual service charge is £506 pae.  
Buildings insurance is £351 pae.



These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them. VAT is exclusive unless otherwise stated.



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