

TO LET

274 - 1,243 Sq.Ft. (25.45 - 115.47 Sq.M.)



Desbox, East Richardson Street, High Wycombe, Buckinghamshire, HP11 2GG

AFFORDABLE TOWN CENTRE BUSINESS UNITS

- Easy To Manage Inclusive Rents
- 12 Month Minimum Lease Term
- 24 Hour CCTV & Gated Access
- Landmark Container Scheme
- Suitable For A Variety Of Uses (S.T.P.)



High Wycombe
01494 341530

DESBOX, EAST RICHARDSON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 2GG

Location

The development is located to the west of the town centre with frontage onto Baker Street, Short Street and East Richardson Street. Access is from East Richardson Street.

Description

DesBox provides an opportunity to lease affordable space to local entrepreneurs, to operate their businesses from - on flexible lease terms, within a landmark development.

The scheme is located to the western edge of the town centre, opposite the Aldi Store, consisting of 45 converted shipping containers, arranged over 3 floors.

Each units benefits from a sink, electrical sockets, LED lighting, intercom, night storage heaters and double glazing. On site services include passenger lift access to upper floors, communal WC & shower facilities, 24 hour CCTV, secure gated access to the site.

The units suite a variety of uses such as Retail, Medical, Office, Light Industrial & Leisure

There are a number of parking spaces within the development, that are operated on a first come, first serve basis.

Accommodation

	Sq.Ft.	Sq.M.	Rent
Grnd Flr, Unit G4	274	25.45	£9,750
Grnd Flr, Unit G11	421	39.11	£9,500
Grnd Flr, Unit G12	274	25.45	£8,000
Grnd Flr, Unit G13	274	25.45	£8,000
Grnd Flr, Unit G14	274	25.45	£8,000
Frst Flr, Unit 120	274	25.45	£7,500
Frst Flr, Unit 121	274	25.45	£7,500
Frst Flr, Unit 130	274	25.45	£7,500
Frst Flr, Unit 131	274	25.45	£7,500
Frst Flr, Unit 132	274	25.45	£7,500
Frst Flr, Unit 133	274	25.45	£7,500
Sec Flr, Unit 237	274	25.45	£7,000
Sec Flr, Unit 244	274	25.45	£7,000
TOTAL (NIA)	1,243	115.47	

Rent

As per the above table.

The above rents are inclusive of , service charges, insurance and utilities, and may be subject to VAT. But exclusive of Business Rates and electric.

Terms

The concept of Des Box is to offer a simple, quick and flexible lease for each of the unit, that are offered on an inclusive rental basis. The rent includes service charge, management fees, insurance and water, for a minimum of 12 months, with 3 months notice to terminate the lease being needed, thereafter.

Units are currently available from 274.sq.ft. however, Units G11 - G16 could be leased as a single letting providing up to 1,243sq.ft. all at ground floor level.

The only costs to tenants above the rent are the electric, which is separately metered and business rates. Most tenants will qualify for small business rates relief.

Units are available immediately.

Business Rates

The billing authority is Buckinghamshire Council.

The units are all individually assessed. If the units are leased on an individual basis prospective tenants may benefit from full rates relief.

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs

Each party to bear their own professional and legal costs.

There

VAT

The Property is elected to pay VAT

Energy Performance Rating

Available upon request.

Viewing Arrangements:

Please contact sole agents for further information.



