

**ONLY
ONE UNIT
REMAINING**

SUMMERLEYS BUSINESS CENTRE

SUMMERLEYS ROAD, PRINCES RISBOROUGH

**NEW FLEXIBLE BUSINESS UNITS
FOR SALE FREEHOLD/TO LET**

**UNIT 6 AVAILABLE
3,814 SQ FT – 354 SQ M**

SUMMERLEYS BUSINESS CENTRE

A new high quality industrial/warehouse development situated at the end of an attractive and well-established gated business park environment, between Ercol Furniture and Princes Risborough Railway Station.

The business centre is within walking distance of Princes Risborough mainline railway station, with frequent connections to London Marylebone, Bicester, Oxford and Birmingham.





**ONLY 7.5 MILES TO M40/J6
AND 21 MILES FROM
M25 MOTORWAY**



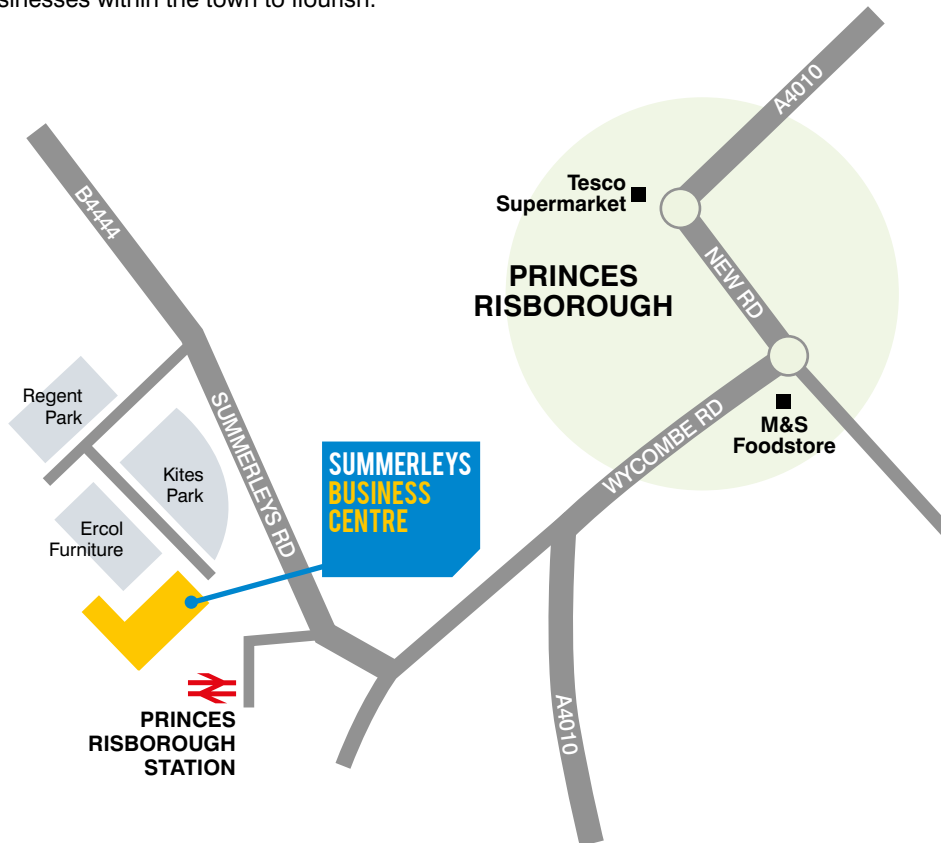
**ESTABLISHED SUCCESSFUL
BUSINESS PARK
ENVIRONMENT**



**ONLY 15 MINS WALK
TO PRINCES RISBOROUGH
TRAIN STATION**

Princes Risborough is an attractive historic market town lying at the foot of the Chiltern Hills. The town has a range of shops including a Marks & Spencer food hall, WH Smith, Costa Coffee and a Tesco supermarket.

Currently the population is 8,000. This is due to expand to the west with the addition of 2,500 homes, which is projected to take the town's population to 14,000/15,000 people. This will enable existing and new professional, manufacturing and commercial businesses within the town to flourish.



	TOTAL SQ M	TOTAL SQ FT	PARKING SPACES
UNIT 1 (UNDER OFFER)	321	3,453	8
UNIT 2 (SOLD)	253	2,728	6
UNIT 3 (UNDER OFFER)	253	2,728	6
UNIT 4 (UNDER OFFER)	578	6,219	14
UNIT 5 (SOLD)	274	2,948	7
UNIT 6	354	3,814	8
UNIT 7 (LET)	354	3,814	8
UNIT 8 (LET)	549	5,915	13
TOTAL	2,937	31,619	70

(Gross internal areas to the nearest whole number)

SPECIFICATION

- > B2/B8 uses (minimum 17% B8 ground floor space per unit)
- > 3-phase power (21 kVA (smallest units) to 47 kVA (largest unit))
- > Minimum 7 metres internal eaves height
- > 5 x 4 metre roller shutter doors
- > EPC ratings: B (49) to C (56), depending on unit
- > High quality ground and first floor fitted offices with A/C & disabled WCs - units 1, 3, 6 and 8
- > Mezzanine storage in units 2, 4, 5 & 7
- > FTTP Fibre broadband available

EXCELLENT TRANSPORT LINKS

Princes Risborough is 7.5 miles north east of Junction 6 of the M40, and 21 miles from the M25, with an excellent rail service to both Birmingham and London. This will be significantly enhanced upon completion of Phase 2 of the East West Rail Link (Bicester to Bedford), for which major construction works are due to commence in late 2019, with services due to be running by late 2023.

For more information see www.eastwestrail.co.uk

TRANSPORT DISTANCES

	Thame	7 miles
	High Wycombe	9 miles
	Aylesbury	10 miles
	M Maidenhead	18 miles
	Oxford	21 miles
	Heathrow Airport	28 miles
Central London		42 miles
	Birmingham Moor Street	1 hr 15 mins
	High Wycombe	9 mins
	Aylesbury	17 mins
	Bicester Village	16 mins
	Oxford	33 mins
	London Marylebone	45 mins

(Fastest journey times shown. Distances and times sourced via Google Maps and National Rail Enquiries.)

TERMS

For Sale Freehold or To Let: Rents / Prices upon application.

VAT

VAT will be applicable.



IMPORTANT NOTICE The agents and their clients give notice that: 1. They have no authority to make or give any representative or warranties in relation to the property. These particulars do not form part of any offer or contract & must not be relied upon as statements of representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the scheme has all necessary planning, building regulation or other consents and nor have any services, equipment or facilities been tested. Purchasers/lessees must satisfy themselves by inspection or otherwise. Subject to contract. October 2020

MISREPRESENTATION ACT. Whilst every care is taken in the preparation of these particulars, Duncan & Bailey Kennedy and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the scheme. October 2020

A development by Westhall Estates in partnership with SEA-EX

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