

FOR SALE

Workshop and yard

Fast Track House, Station Approach, Wendover
Buckinghamshire HP22 6BN



Contact

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Location

The property sits at the rear of a small industrial estate in the centre of the town of Wendover, approximately 5 miles south-east of Aylesbury, and is accessed via Station Approach, beyond the Wendover Station car park; Wendover Station has journey times to London Marylebone of less than 1 hour.

The A413 bypasses Wendover to the south and leads north to Aylesbury and the A41 and south to Amersham and the M40, via the A355 (some 15 miles south).

The surrounding area is largely industrial in nature with other occupiers including Weatherall Equipment, RWA and Equate Group.

Description

The site comprises two buildings with a large secure yard all being used for the storage and preparation of vehicles. The site is bordered by the rail line to the south with palisade fencing and extensive vegetation to the side and rear.

The main building is of portal frame construction with an eaves height of approximately 4.2m and half brick/half profile steel sheet cladding. Internally the space comprises workshop, office kitchen and reception facilities and is all fitted to a good standard with the workshop space having approximately 12 workbays with a painted concrete floor and lighting by sodium lamps and heating by suspended gas fired blowers.

A two storey detached office building sits to the side which is well fitted and presently used for document storage.

The external areas can accommodate up to 80 vehicles and is generally laid to tarmac throughout.

Terms

Price on application for our client's freehold interest.

Energy Performance Certificate

Rating – D – 2028

Business Rates

We are advised that the rateable value for the property is £66,500. Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any rates relief that may be available.

VAT

All figures quoted are exclusive of Value Added Tax.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment through the sole selling agent, Rapleys.

- **Highly secure industrial facility**
- **11,716 sq ft on 0.85 acres**
- **Affluent town**
- **Freehold**
- **Large secure yard**
- **Good transport links**



Freehold

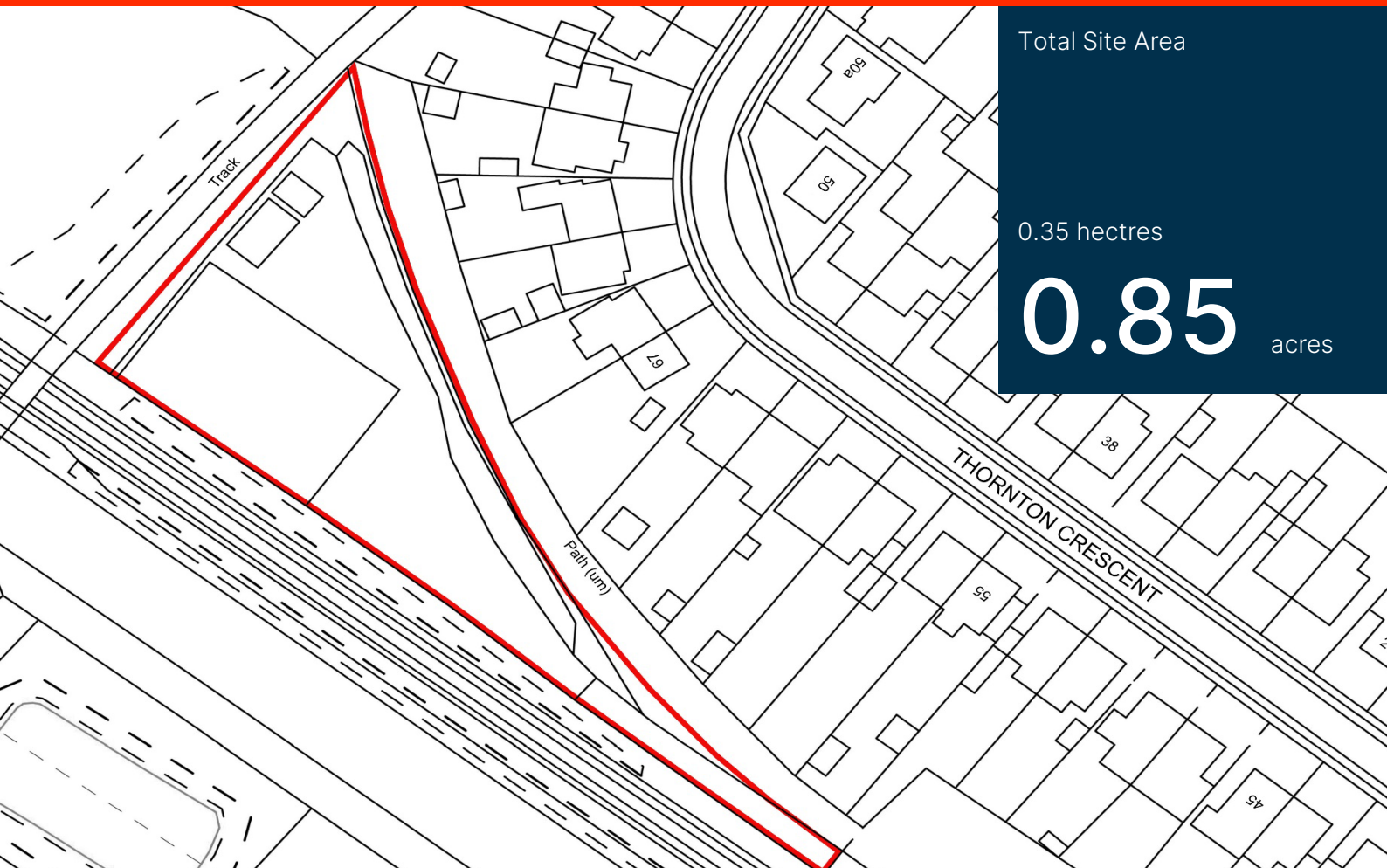
Accommodation

The property comprises the following approximate floor areas:

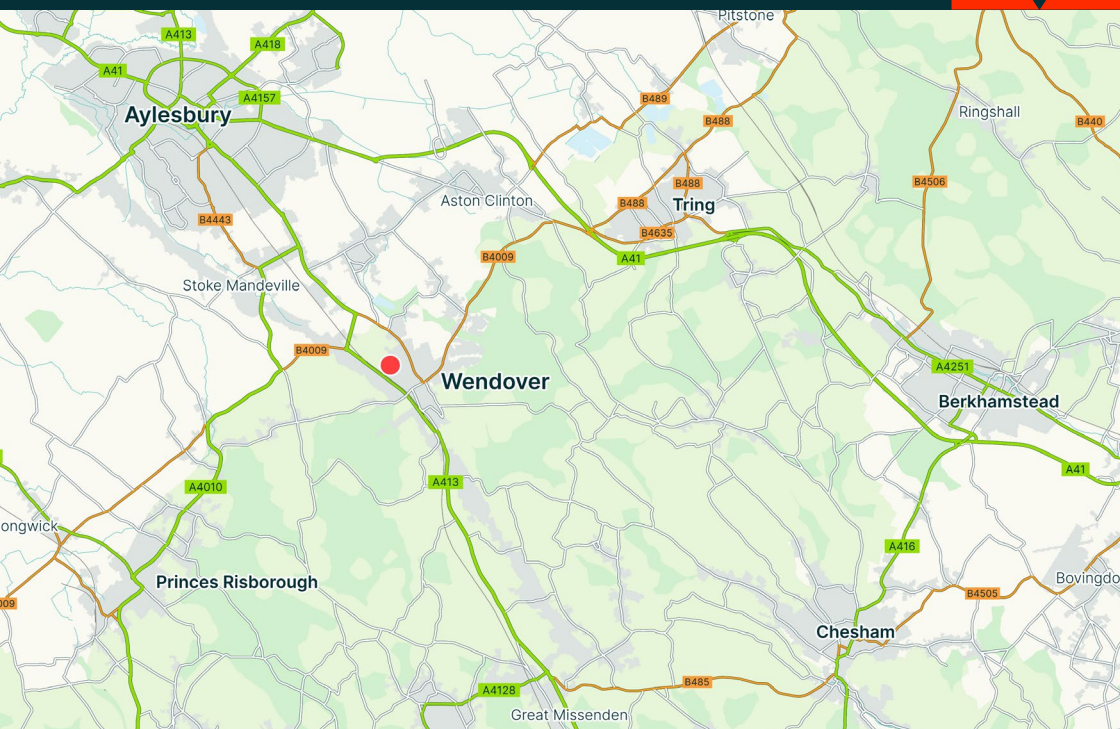
	Sq m	Sq ft
Building 1		
Warehouse	717.03	7,718
Partitioned office	121.36	1,306
First floor office	42.8	460
Storage/ Mezzanine	112.54	1,211
Building 2		
Ground floor	50.27	541
First floor	44.52	479
TOTAL	1,088	11,716
	Hectare	Acre
Total Site Area	0.35	0.85



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area
 0.35 hectares
0.85 acres



For further details contact:
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