



3C LINCOLN HATCH LANE **BURNHAM, BUCKS, SL1 7JN**

A DETACHED BUSINESS UNIT TO LET

SIZES (all sizes are approx) Gross Internal

Ground floor	1496 sq ft (139 sq m)
Mezzanine	713.6 sq ft (66.3 sq m)

DESCRIPTION

A self-contained detached ground floor business unit with additional mezzanine, front loading bay, 2 toilets, 3 phase electrics and two car parking spaces.

TERMS

Available on a new lease on terms to be agreed at £19750 per annum exclusive of utilities, building insurance, business rates and VAT (if/where applicable)

BUSINESS RATES.

The billing authority is the South Bucks
The rates are currently incorporated into the foundary immediately behind the premises but may need to split when let.
Further details on application.

EPC Asset rating 53C

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VAT

All figures are quoted exclusive of VAT

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and rely on their own measure.

VIEWING

Via Focus Commercial 01753 770124
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