

HIGH WYCOMBE

READY  
TO OCCUPY

# crest

DISTRIBUTION PARK

36%  
LET/UNDER OFFER

rexel

Brewers  
DECORATOR CENTRES

niclea

**TO LET**

**NEW SPECULATIVE WAREHOUSE UNITS  
RANGING FROM 7,700 SQ.FT– 30,000 SQ.FT**

[CLICK HERE FOR VIRTUAL TOUR](#)

Unit 1-8, Crest Distribution Park, Crest Road  
High Wycombe, Buckinghamshire HP11 1WT

[www.cresthighwycombe.co.uk](http://www.cresthighwycombe.co.uk)

**HILLWOOD**  
A PEROT COMPANY®

**Goya**

urban warehouse  
development



## Goya Developments Crest Distribution Park

### LOGISTICS AND LIGHT INDUSTRIAL DEVELOPMENT

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Crest Distribution Park is an exciting 8 unit speculative warehouse development with units ranging from 4,250 – 45,000 sq.ft.

Located within 0.5 miles of Junction 4 of the M40. This location provides occupiers immediate access to the M40 and unrivalled links to London, Oxford, Maidenhead and Birmingham. The site also benefits from well known occupiers located nearby including; John Lewis, Waitrose, Next, Five Guys, ASDA, Costa and the new Aldi and McDonald's (coming May 2024) adjacent to the site.

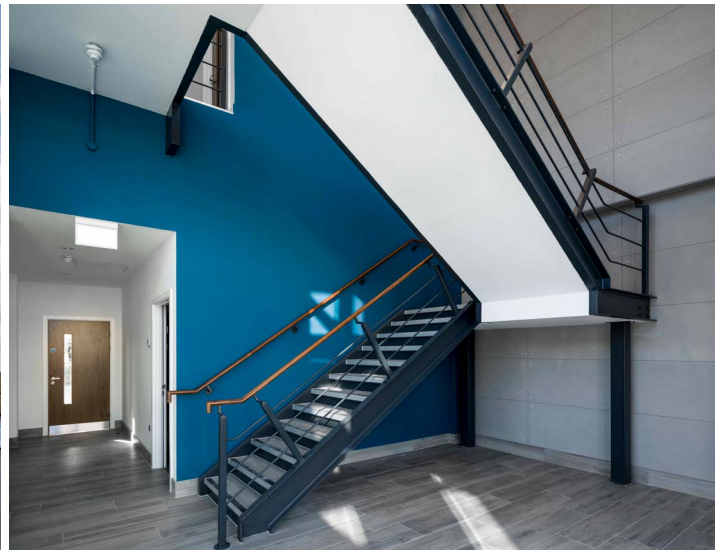
The scheme has been developed to the highest specification and green standards, including net zero carbon emissions. The EPC A+ rating demonstrates our development is net zero carbon emissions for regulated energy use i.e. energy used for heating, cooling, ventilation & lighting.



## Site Plan Flexible Units

SITE AREA	UNIT	GROUND GEA SQ.FT	FIRST GEA SQ.FT	TOTAL GEA SQ.FT	TOTAL GEA SQ.M
5.46 A / 3.12 HA	1	UNDER OFFER		7,714	717
	2	PRE- LET TO REXEL		4,917	457
	3	PRE-LET TO BREWERS		4,421	411
	4	24,860	3,966	28,826	2,678
	5	PRE- LET TO NICLEN		24,283	2,256
	6	15,084	2,566	17,650	1,640
	7	12,415	2,100	14,515	1,348
	8	10,792	1,796	12,588	1,169
	<b>TOTAL</b>	<b>98,313</b>	<b>16,723</b>	<b>115,036</b>	<b>10,687</b>





## Unique To You

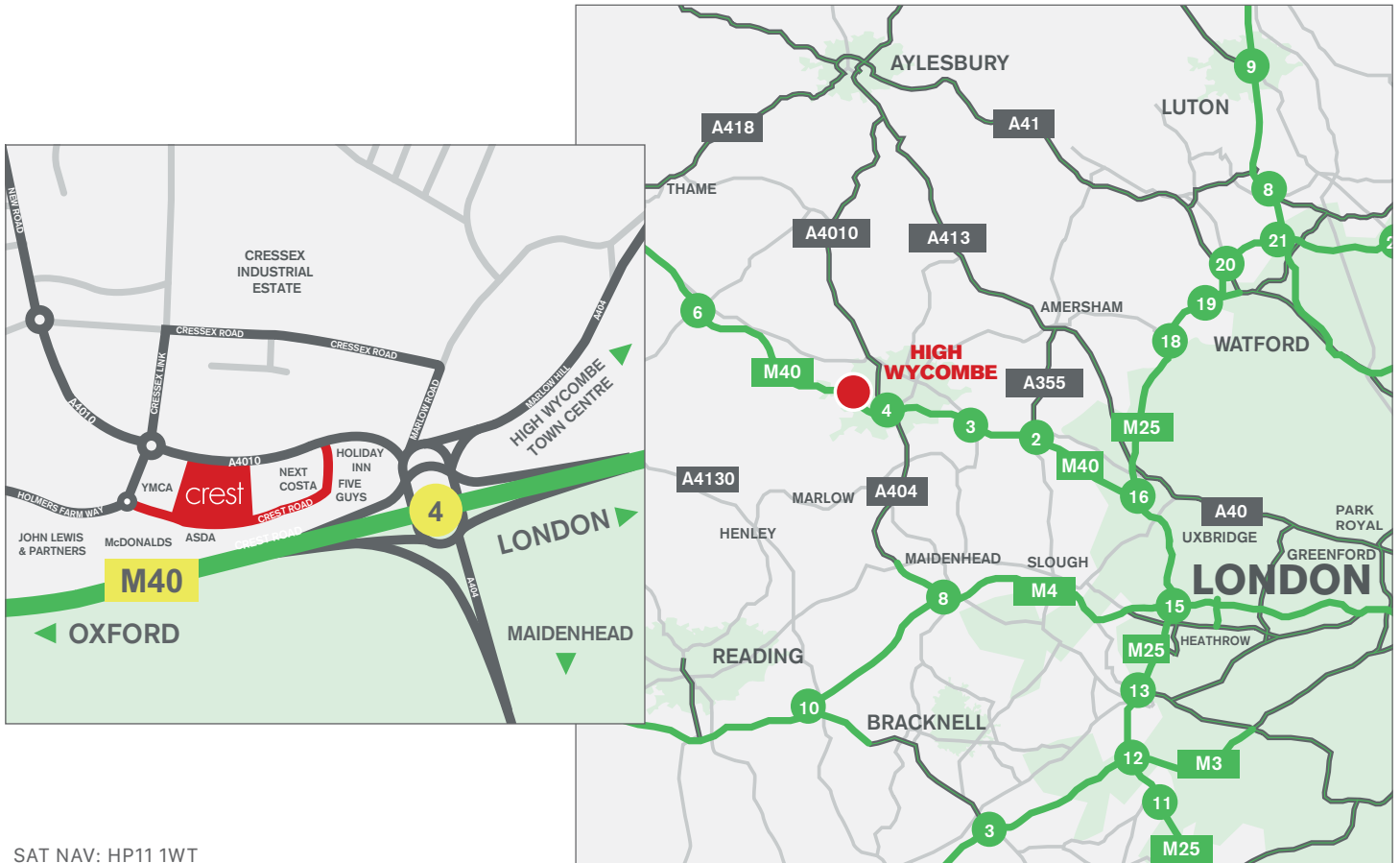
As well as the usual well known goya green colours, the buildings will also have the goya green credentials and superior specification with the buildings designed to perform for all occupiers;

### SPECIFICATION

- Targeting EPC A+ Rating.
- Targeting BREEAM 'Excellent' rating.
- Clear internal eaves heights ranging from 6.5m to 10m.
- Max height to undercroft to ensure maximum working space
- 50.0 kN/m<sup>2</sup> minimum warehouse floor loading
- Multiple electric car charging points are provided to each unit. Units 4-6 also have a dual outlet charge point located within the yard areas which can be utilised for vans.
- 8 person passenger lifts installed in Units 4, 5 & 6
- Mechanical ventilation, heating, and comfort cooling to offices
- Entrance lobbies with ceramic tiles, brushed metal ironmongery, brushed metal vertical radiators and walnut veneer solid doors.

### ECO-INITIATIVES

- Net zero CO<sub>2</sub> emissions for regulated energy use (EPC A+).
- Roof-Mounted photovoltaic Panels for on-site electricity generation (PV)
- 12-15% roof lights in warehouse to ensure unencumbered natural light
- High efficiency LED lighting with automatic daylight dimming & occupancy switching
- Air source heat pump to provide heating & cooling to the offices
- Thermal insulation and airtightness in excess of Building Regulation standards



SAT NAV: HP11 1WT

**ROAD**

M40 Junction 4	0.2 miles
High Wycombe Station	2 miles
M4 Junction 8/9	11 miles
M25 Junction 16	11 miles
M1 Junction 21	25 miles
Oxford	21miles
Central London	27 miles
Birmingham	70 miles

**CREST HIGH WYCOMBE**

Crest Distribution Park is located off Junction 4 of the M40 motorway and benefits from excellent communication links. Almost adjacent occupiers include; John Lewis, Waitrose, ASDA, Next, Five Guys, McDonalds, Costa and TGI Fridays.

Crest is situated in a prominent location on Crest Road less than one mile from Junction 4 of the M40 motorway. The M40 provides access to M25, Central London via A40, Junction 8/9 of the M4 via the Marlow Bypass and the West Midlands. The development is within two miles of the town centre and High Wycombe's mainline railway station which provides regular train services to London Marylebone (27 minutes).

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**RAIL**

London, Marylebone	27mins
Birmingham, Snow Hill	1hr 25min

**AIR**

Heathrow	19 miles
Stanstead	69miles

**AGENT DETAILS**



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