



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**A Modern Industrial Warehouse Unit  
With 8 Parking Spaces**

**UNIT 5  
WYCOMBE LOGISTICS CENTRE  
LINCOLN ROAD, CRESSEX BUSINESS PARK  
HIGH WYCOMBE, BUCKS HP12 3RB**



**6,713 sq.ft. (623.64 sq.m.)  
Approximate Gross External Area**

**TO LET**

## **LOCATION**

The town of High Wycombe is located off junction 4 of the M40 motorway, approximately 30 miles west of Central London. The M25 motorway lies only 14 miles to the east and, together with the M4 and M1 motorways, offers excellent communications to the national motorway network. The site is situated on Lincoln Road, on the Cressex Business Park, which is High Wycombe's premier employment area due to its proximity to Junction 4 of the M40. Neighbouring occupiers include Hovis, Jewson, Screwfix and Geodis UK.

## **DESCRIPTION**

Wycombe Logistics Centre is a new development set within High Wycombe's main industrial and trade area, Cressex Business Park. High Wycombe is a thriving commercial centre with easy access to the M40 and M25. The town is home to over 660 businesses who benefit from a large workforce and excellent transport links. The estate has planning permission for uses B1C, B2 and B8 for industrial / warehouse and trade. It also benefits from the following specification:

- 50kN/M<sup>2</sup> Floor Loading
- 8.5 Clear Internal Height
- 15% Warehouse Lighting
- 430KVA Estate Power
- 7 Electric Vehicle Charging Points
- 8 Car Parking Spaces
- Heated and Cooled Offices
- Roller Shutter Loading Door

## **ACCOMMODATION** (approximate Gross External Area)

Ground Floor -	5,475 sq.ft.
First Floor -	1,238 sq.ft.
<b>TOTAL -</b>	<b>6,713 sq.ft. (623.64 sq.m)</b>

## **TERMS**

A new lease with terms to be agreed by negotiation.

## **RENT**

On application.

Rents are exclusive of, but may be subject to VAT.

## **RATEABLE VALUE**

To be confirmed.

## **ENERGY PERFORMANCE RATING:**

A – 25.

## **VIEWING**

For further information and to arrange a viewing, please contact Sole Agents: -

**Duncan Bailey Kennedy**  
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