



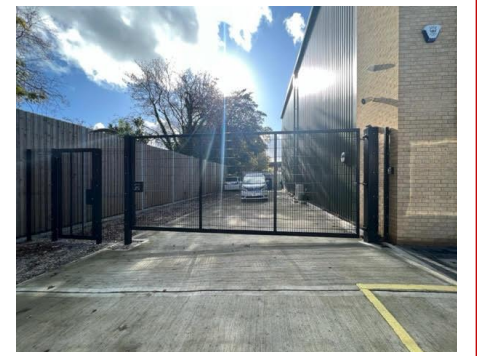
Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**A Modern Industrial Warehouse Unit
With 5 Parking Spaces And Vehicle Secure Yard Area**

**UNIT 7
WYCOMBE LOGISTICS CENTRE
LINCOLN ROAD, CRESSEX BUSINESS PARK
HIGH WYCOMBE, BUCKS HP12 3RB**



**4,468 sq.ft. (415.07 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 recently constructed in September 2021 and is 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/M² Floor Loading
- 8.5 Clear Internal Height
- 15% Warehouse Lighting
- Three Phase Power
- Electric Vehicle Charging Point
- Car Parking Spaces, Plus Vehicle Secure Yard Area
- Heated and Cooled Offices
- Roller Shutter Loading Door

ACCOMMODATION (approximate Gross External Area)

Ground Floor -	3,440 sq.ft.
First Floor -	1,028 sq.ft.
TOTAL -	4,468 sq.ft. (415.07 sq.m)

TERMS

A new lease with terms to be agreed by negotiation.

RENT

£73,722 plus VAT, per annum exclusive.

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE RATING:

To be confirmed.

VIEWING

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

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