



Industrial

UNIT 7 | M40 INDUSTRIAL ESTATE

Blenheim Road, High Wycombe, HP12 3RS

UNIT 7 | 6,221 SQ FT

A prominently positioned facility in the heart of High Wycombe

Unit 7 at M40 Industrial Estate offers 6,221 sq ft of versatile warehouse space, ideal for trade counters, distribution, or light industry. It features an electric roller shutter door, ample on-site parking, WC facilities, and a flexible layout. Located less than a mile from Junction 4 of the M40, with High Wycombe railway station 2 miles away and Heathrow Airport within 20 miles, it provides excellent transport links. Set in a well-managed estate, this unit is a prime leasing opportunity in a sought-after commercial hub.

Lease Type

New



✓ Unit Summary

- Car Parking
- Kitchen Facilities
- WC Facilities
- 24 Hour Access
- Flexible Space
- Office Accommodation

View Floor Plans

View Virtual Tour

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£102,000.00	£16.40
Rates	£35,714.25	£5.74
Service Charge	£5,259.67	£0.85
Insurance	£1,244.20	£0.20
Total Cost	£145,458.45	£23.38

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

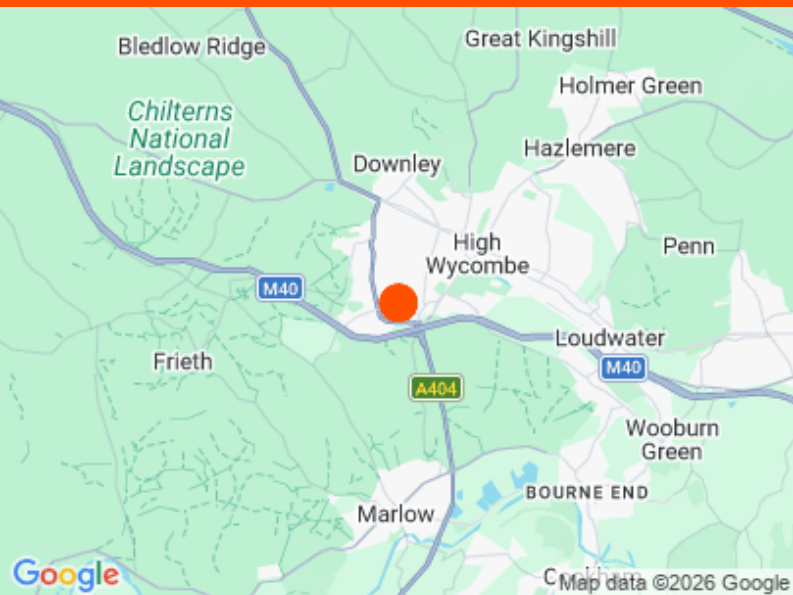
➔ For more info please visit: unit.info/U4P0200015

+44(0) 808 169 7554

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Location

The M40 Industrial Centre is situated in a prominent position, fronting Coronation Road. Cressex Business Park is less than 1 mile from Junction 4 of the M40 motorway.



Road
M40 (Junction 4): Less than a mile



Airport
Heathrow: 20 miles



Rail
High Wycombe: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (42)



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Key Contact



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