For Sale

15 Grade A Industrial/Warehouse Units Ranging From 2,712 – 19,644 sq ft Available Freehold | Q4 2026

- 9m clear internal height for maximum cubic capacity
- Floor loading of 37.5kN/m^2
- 1 level access door per unit
- 14.6m - 34.9m yard depth
- Electric vehicle charging points

Wycombe Works M40 J4

High Wycombe, HP11 1BX

2,712 to 19,644 sq ft

251.95 to 1,824.99 sq m

Reference: #326189

Wycombe Works M40 J4

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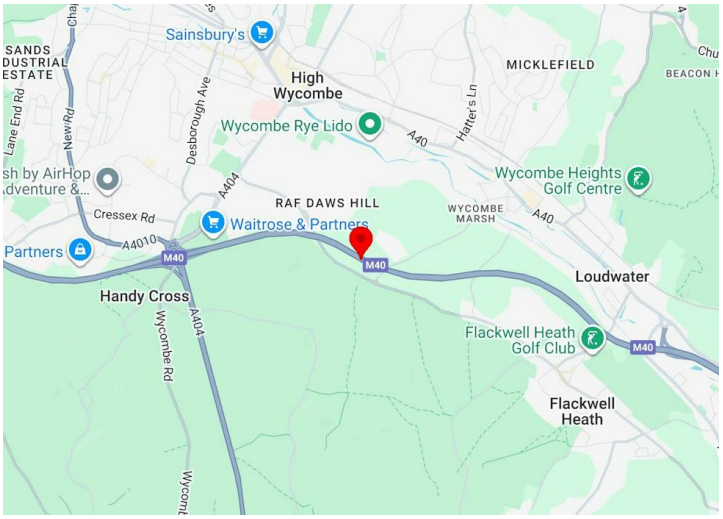

Summary

Available Size	2,712 to 19,644 sq ft / 251.95 to 1,824.99 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Positioned in proximity to West London and Heathrow, via the motorway network, Wycombe Works offers an unrivalled opportunity to acquire freehold accommodation on a new 64,084 sq ft development across 15 units, ranging from 2,712 sq ft (252 sq m) individually to 19,644 sq ft (1,826 sq m) terraces

Location

Perfectly positioned within minutes of Junction 4 of the M40, Wycombe Works is designed to meet the demands of modern businesses providing rapid access to the national motorway network and the wider West London market.

High Wycombe Station provides employees with direct rail links to London Marylebone and Oxford within half an hour. The number 36 bus route allows easy access from High Wycombe town centre to Wycombe Works within 15 minutes.

Specification

- 9m clear internal height for maximum cubic capacity
- 1 level access door per unit
- Floor loading of 37.5 kN/m^2
- 14.6m – 34.9m yard depth
- First floor mezzanine for storage or fitting out as office space
- Allocated car parking
- Units capable of being combined
- Electric vehicle charging points
- BREEAM Targeting 'Very Good'

Drive Times

M40 (J4) - 1.3 miles - 5 mins
A40 - 1.4 miles - 5 mins
High Wycombe (Town Centre) - 1.5 miles - 6 mins
High Wycombe Train Station - 1.7 miles - 7 mins
Marlow - 4.7 miles - 12 mins
Beaconsfield - 6 miles - 15 mins
Maidenhead - 9 miles - 19 mins
M25 (J16) - 10.7 miles - 15 mins
M4 (J8/9) Maidenhead - 10.9 miles - 16 mins
Slough - 14.1 miles - 19 mins
M4 (J4B) 16.5 miles - 25 mins
Heathrow Airport - 19 miles - 28 mins
Central London - 32.2 miles - 58 mins

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Wycombe Works M40.J4

AVAILABILITY SCHEDULE

Unit	SQ FT GEA	Price	Availability
1	4,856	£1,456,800	Available
2	4,730	£1,419,000	Available
3	4,730	£1,419,000	Available
4	4,856	£1,456,800	Available
5	4,316	£1,294,800	Available
6	4,316	£1,294,800	Available
7	2,803	£840,900	Available
8	2,712	£813,600	Available
9	2,803	£840,900	Available
10	2,803	£840,900	Available
11	2,712	£813,600	Available
12	2,803	£840,900	Available
13	6,593	£1,977,900	Available
14	6,458	£1,937,400	Available
15	6,593	£1,977,900	Available
Total	64,084		

Updated 7th August 2025

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