

AVAILABLE INDIVIDUALLY OR COMBINED

RENTAL INCENTIVES AVAILABLE

UNIT 6&7 WYCOMBE TP

TO LET - AVAILABLE IMMEDIATELY

3,767 - 7,538 SQ FT (350.0 TO 700 SQ M)

- Prominent Location
- Trade Counter/Warehouse/Industrial Use
- Excellent Access to M40 (J4)
- Minimum eaves height 6m
- 3 Phase power
- Refurbished

LINCOLN ROAD
CRESSEX BUSINESS PARK
HIGH WYCOMBE HP12 3FF

UNITS 6&7 WYCOMBE TRADE PARK

The units have recently been refurbished and comprise a steel portal frame construction with a pitched, profiled steel-sheet roof incorporating clear GRP rooflights. The properties benefit from both pedestrian and roller-shutter door access, with dedicated parking to the front.

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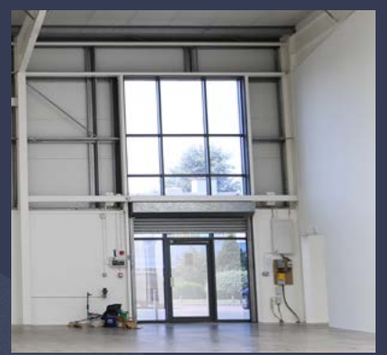
UNITS 6&7 WYCOMBE TRADE PARK

The warehouses are accessed via a roller shutter door with separate pedestrian access and benefits from an eaves height of approximately 6m. The unit also benefits from three-phase power and dedicated parking.

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LOCATION

Wycombe Trade Park is conveniently located in the heart of Cressex Business Park, High Wycombe's premier industrial estate. Home to a diverse mix of regional and national businesses, the estate provides a thriving environment for growth. In a prominent location on the Junction of Lincoln Road and Coronation Road, the main throughfare for Cressex Business Park.

The property is approximately 2 miles southwest of High Wyocmbe town centre and is within less than half a mile of Junction 4 of the M40 motorway, which provides a link to the M25, Central London and the Greater Thames Valley Region.

The estate includes occupiers such as Toolstation, Greggs, Subway, Clifton Bathrooms and HPS. The area is an established trade counter, industrial and distribution location with major occupiers including DHL, Jewson, Howdens, Biffa, Veolia and Booker.

TRAVEL DISTANCES

M40 (J4)	5 MINS / 1.3 MILES
HIGH WYCOMBE	6 MINS / 1.5 MILES
MAIDENHEAD	19 MINS / 9 MILES
M25 (J16)	15 MINS / 10 MILES
SLOUGH	19 MINS / 14 MILES
HEATHROW AIRPORT	28 MINS / 19 MILES
CENTRAL LONDON	58 MINS / 32 MILES









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ACCOMMODATION

Unit 6	3,767 sq ft	350.0 sq m
Unit 7	3 ,771 sq ft	350.3 sq m
Unit 6&7	7,538 sq ft	750.3 sq m

RENT
On application.

TERMS
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

VAT
All figures quoted are exclusive of VAT which may be chargeable.

RATES
The rateable value in the 2026 VOA Listing is £80,000. We would recommend that further enquiries are directed to the Local Rating Authority.

Further information can be found at www.gov.uk/find-business-rates

EPC
Unit 6: EPC B
Unit 7: EPC A

FURTHER INFORMATION
Contact owner direct:

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VIEWINGS
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