

TO LET
TRADE COUNTER/WAREHOUSE UNITS
3,767 - 7,518 SQ FT (350 - 698 SQ M)
UNIT CAN BE SPLIT

**RENTAL
INCENTIVES
AVAILABLE**

UNIT 6+7 WYCOMBE TP



Prominent Location



Trade Counter 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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GRESSEX BUSINESS PARK
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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 Wycombe 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.







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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

Targeting a rating of B following refurbishment.

FURTHER INFORMATION

Contact owner direct:



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4thindustrial.com

VIEWINGS

Strictly via sole agents:



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