



Commercial Property Consultants

Offices at High Wycombe and Marlow

For details of all available properties visit our website

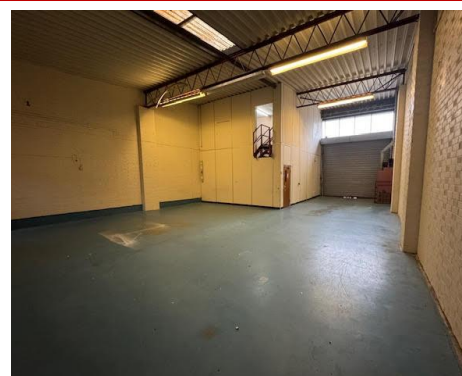
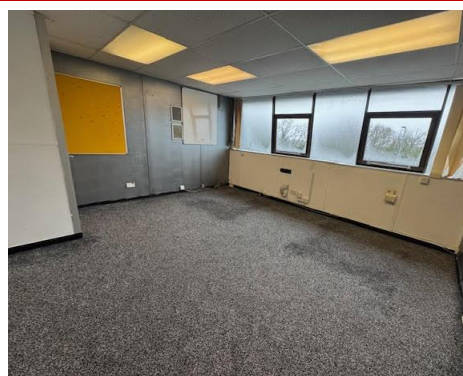
PROPERTY PARTICULARS

Preliminary Particulars

Industrial / Storage / Trade Counter Unit (Subject to Planning)

UNIT 10

**LINCOLN PARK BUSINESS CENTRE
LINCOLN ROAD, CRESSEX BUSINESS PARK
HIGH WYCOMBE, BUCKS HP12 3RD**



1,773 Sq.Ft. (164.79 Sq.M.) Approx. Gross Internal Area

TO LET

LOCATION

Lincoln Park Business Centre is situated within Cressex Business Park, which is approximately 1.5 miles from Junction 4 of the M40, and the A404 Marlow By-Pass linking to Junctions 8/9 of the M4. High Wycombe town centre is approximately one mile to the north.

DESCRIPTION

A terraced industrial / warehouse building suitable for storage and trade counter use, subject to planning, with roller-shutter loading door.

ACCOMMODATION (approximate Gross Internal Area)

Total approximate Gross Internal Area - 1,773 sq.ft. (164.79 sq.m)

Additional Mezzanine - 363 sq.ft. (33.76 sq.m)

TERMS

The property is available To Let on a new full repairing and insuring lease for a term to be agreed.

RENT

£31,500 per annum exclusive.

Rent quoted is exclusive of all other outgoings such as business rates, service charge, insurance, and plus VAT if applicable.

CAR PARKING

Car parking is available to the front of the premises.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £20,750 as of 1st April 2026. Rate in the £ for 2026/7 is 43.2p.

ENERGY PERFORMANCE RATING

C - 74.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

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

Duncan Bailey Kennedy
Adrian Dolan / Liam Ash
adriand@dbk.co.uk / liama@dbk.co.uk
Tel: 01494 450 951

