TO LET
WAREHOUSE / INDUSTRIAL UNIT

UNIT B, LOUDWATER MILL BUSINESS CENTRE

STATION ROAD, LOUDWATER, HIGH WYCOMBE, HP10 9TY

2,599 sq ft (241.45 sq m) GIA

KEY INFORMATION

Size: 2,599 sq ft (241.45 sq m) GIA
Rent: £44,950 +VAT per annum
Rateable Value: £44,500
Rates Payable: £19,224
Lease: Available on a new lease direct from the landlord on terms to be agreed
Legal Fees: Each party to bear their own costs
EPC: B 34
Use Class: B2, B8 & E

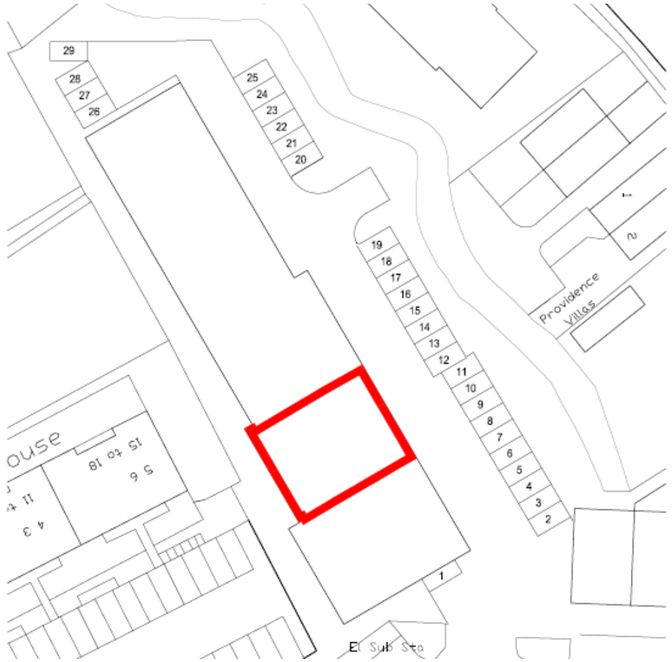
DESCRIPTION

Modern, highly specified industrial unit available in Loudwater Mill Business Centre. Conveniently located with excellent access, this versatile workspace is ideal for ambitious businesses seeking quality facilities and a prime location.

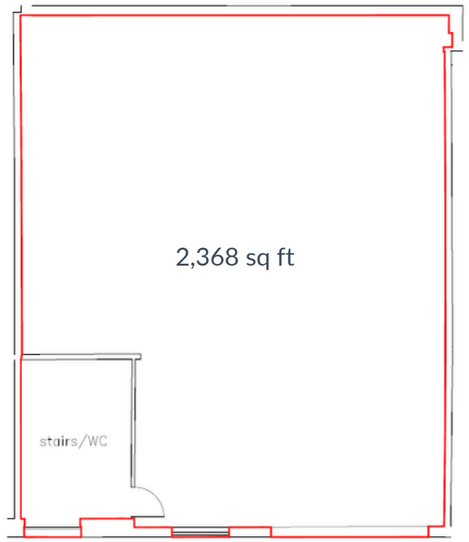
SPECIFICATION

- 7.2m eaves height
- Floor loading 30 kn / sq m
- 3 phase power supply
- Electric loading doors (4m height)
- Gas supply
- Demised car parking (6 spaces)
- Roof lights (20% coverage)
- First floor office

SITE PLAN



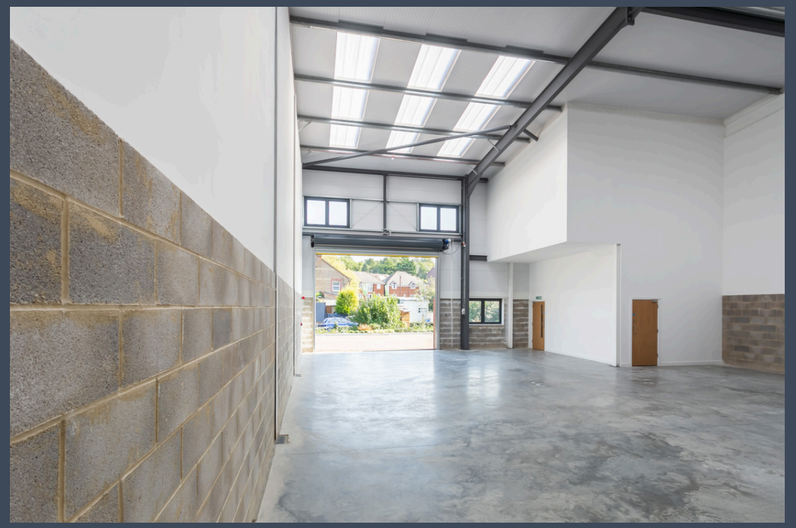
FLOOR PLAN

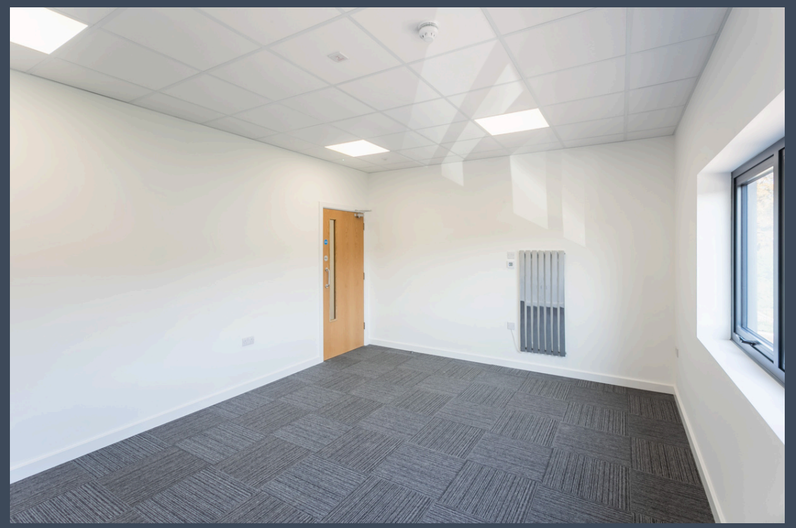


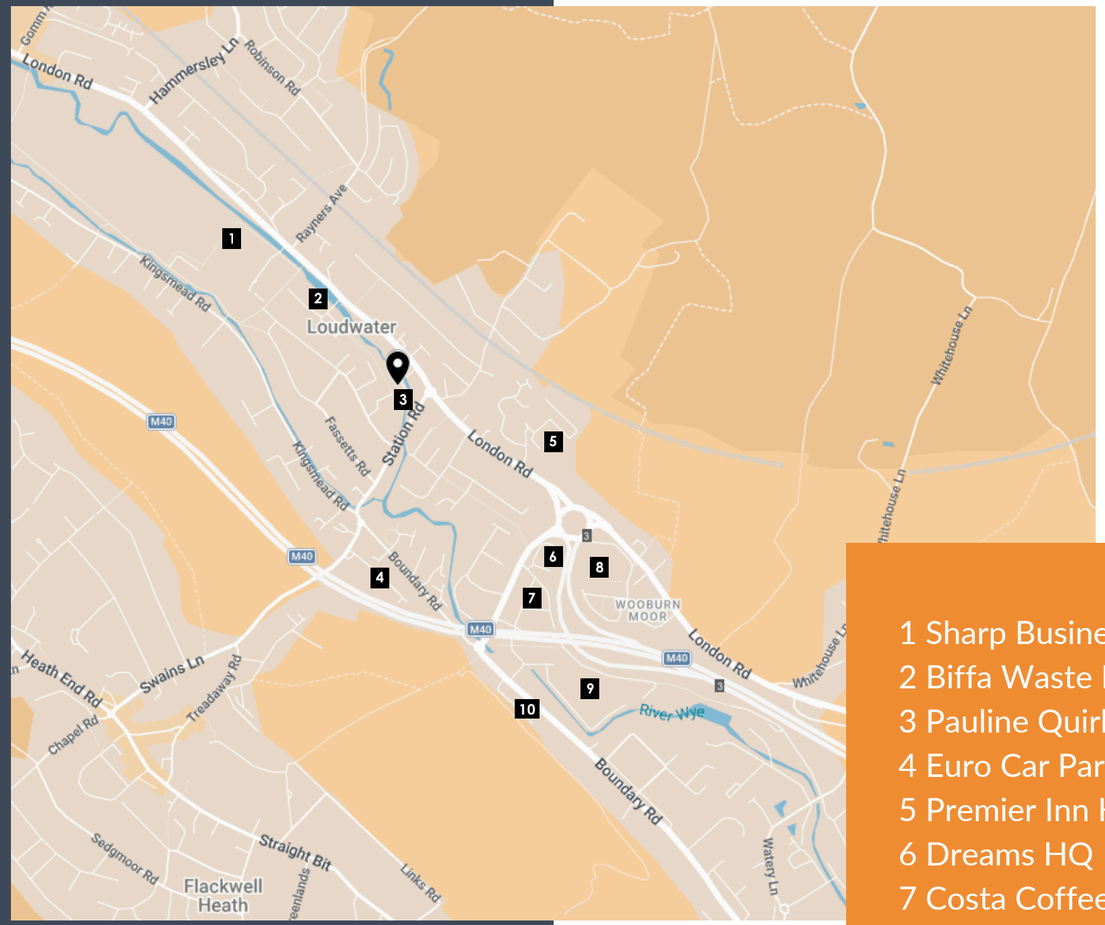
Ground floor

First floor

Loudwater Mill
Business Centre







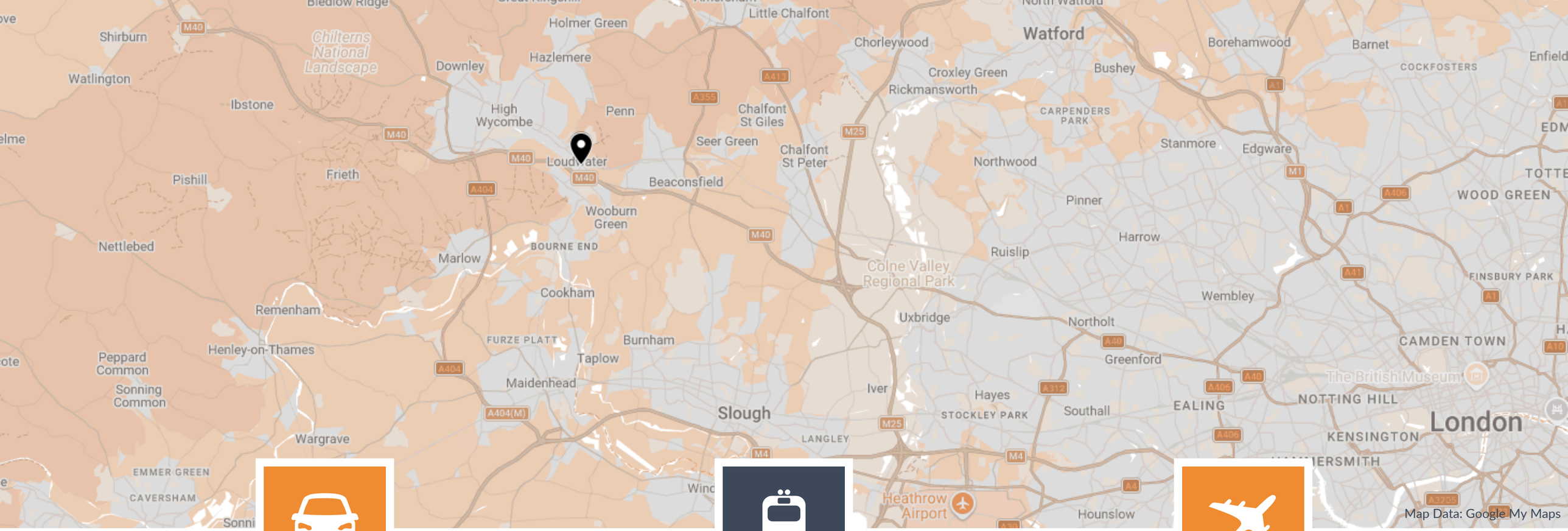
Map Data: Google My Maps

LOCATION

Loudwater Mill Business Centre is located in High Wycombe, Buckinghamshire, 29 miles north-west of Central London. The estate is situated on Station Road, just off the A40 (London Road) 500 metres from Junction 3 of the M40.

High Wycombe rail station is within 3 miles and offers a frequent service to London Marylebone (29 minutes). In addition there is a regular bus service from the estate to High Wycombe town centre.

1 Sharp Business Systems HQ
2 Biffa Waste Management HQ
3 Pauline Quirke Academy
4 Euro Car Parts
5 Premier Inn High Wycombe
6 Dreams HQ
7 Costa Coffee HQ
8 Tesco Superstore
9 Dunelm / Home Bargains / Tapi / Homebase
10 Anytime Fitness



CAR

500 METRES TO J3 OF M40

Easy access to the motorway network.

TRAIN

3 MILES TO HIGH WYCOMBE STATION

Regular services to London Marylebone.

AIRPORT

18 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.

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Please note that all images including Computer Generated Images (CGI's) are for illustrative and indicative purposes only and furniture is not included with the lease.

June 2026

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SORBON ESTATES

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