



Commercial Property Consultants

Offices at High Wycombe and Marlow

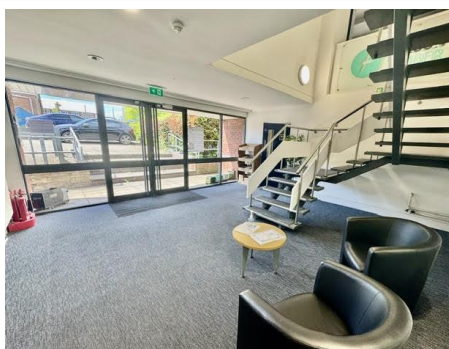
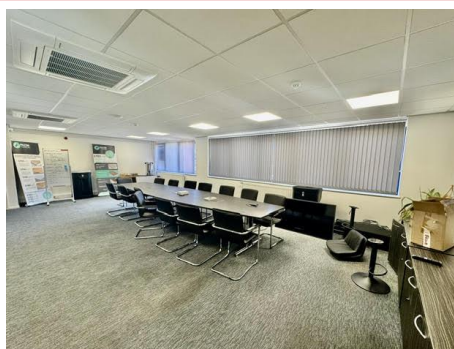
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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

DETACHED INDUSTRIAL / WAREHOUSE



**370 STIRLING ROAD
CRESSEX BUSINESS PARK, HIGH WYCOMBE
BUCKS HP12 3ST**

35,220 Sq.Ft. (3,272 Sq.M) Approximate Gross Internal Area

LOCATION

The property is located on Cressex Business Park, High Wycombe's premier business park that is located just a short distance from Junction 4 of the M40.

The M25 (Junction 16) is 16.5 miles to the east and the M4 (Junction 8/9) is 11 miles to the south, via the A404 dual carriageway link. The M40 provides direct access to the West Midlands to the north via the M42 and M6.

DESCRIPTION

The property has been extended to provide a low office content warehouse unit which benefits from three loading doors. The property is of steel portal frame construction with profile metal sheets cladding and a pitched roof.

ACCOMMODATION (Approx. Gross Internal Area)

Warehouse -	31,452 sq.ft. (2,922 sq.m)
Ground Floor Offices -	2,153 sq.ft. (200 sq.m)
First Floor Offices -	1,615 sq.ft. (150 sq.m)
TOTAL -	35,220 sq.ft. (3,272 sq.m)

FEATURES

- 5.5m Eaves
- 3 Loading doors
- Reception
- Suspended ceilings with LED lighting in offices
- Gas central heating in offices
- Carpeting throughout in offices
- Male and female WCs

TERMS

A new lease is offered for a term to be agreed.

RENT

Upon application.

EPC RATING: C - 63.

LEGAL COSTS

Each party are to be responsible for their own legal costs in this transaction.

RATEABLE VALUE

The Valuation Office website indicates a 2026 Rateable Value effective from 1st April 2026 of £337,500. The rate in the pound for 2026/27 is 48.0 pence.

VIEWING

Strictly by appointment through Joint Sole Agents: -

Duncan Bailey Kennedy

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