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Commercial Property Consultants

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PROPERTY PARTICULARS

Modern Industrial / Warehouse Unit With 10 Parking Spaces

**UNIT 4 WYCOMBE LOGISTICS CENTRE
LINCOLN ROAD, CRESSEX BUSINESS PARK, HIGH WYCOMBE
BUCKS, HP12 3RB**



**8,487 sq ft. (789 sq.m.)
Approximate Gross External Area**

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The town of High Wycombe is located off junction 4 of the M40 motorway, approximately 30 miles west of Central London. The M25 motorway lies only 14 miles to the east and, together with the M4 and M1 motorways, offers excellent communications to the national motorway network. The site is situated on Lincoln Road, on the Cressex Business Park, which is High Wycombe's premier employment area due to its proximity to Junction 4 of the M40 which is approximately one mile away. Neighbouring occupiers include Toolstation, Jewson and Screwfix.

DESCRIPTION

Wycombe Logistics Centre is a development recently constructed in September 2021 set within High Wycombe's main industrial and trade area, Cressex Business Park. High Wycombe is a thriving commercial centre with easy access to the M40 and M25. The town is home to over 660 businesses who benefit from a large workforce and excellent transport links. The estate has planning permission for uses B1C, B2 and B8 for industrial / warehouse and trade. It also benefits from the following specification:

- 50kN/M² Floor Loading
- 8.5 Clear Internal Height
- 15% Warehouse Lighting
- Electric Loading Door
- Electric Vehicle Charging Point
- 10 Car Parking Spaces
- Heated and Cooled Offices
- Fitted First Floor Office With Kitchen

ACCOMMODATION (approximate Gross External Area)

Ground Floor: 6,892 sq.ft / 640.3 sq m

First Floor: 1,595 sq.ft / 148.2 sq m

TOTAL: 8,487 sq.ft / 788.5 sq m

TERMS

A new lease with terms to be agreed by negotiation.

RENT

On application. Rents are exclusive of, but are subject to VAT.

RATEABLE VALUE

The Valuation Office website indicates that the 1st April 2026 Rateable Value for the property is £128,000. Rate in the £ for 26/27 is 48p.

ENERGY PERFORMANCE RATING:

A – 25.

VIEWING

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



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