



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Details

Industrial / Warehouse Unit

UNIT 12

M40 INDUSTRIAL CENTRE

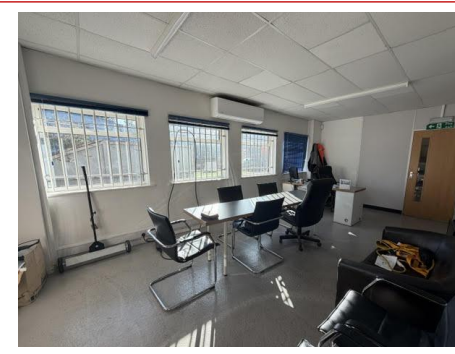
BLenheim ROAD, CRESSEX BUSINESS PARK

HIGH WYCOMBE, BUCKS HP12 3RS



TO LET

**8,480 sq.ft. (788 sq.m) Approximate Gross Internal Area
Plus Loading Bay and 14 Parking Spaces**



LOCATION - The M40 Industrial Centre is situated in a prominent position fronting Coronation Road, Cressex Business Park less than 1 mile from Junction 4 of the M40 motorway.

Cressex Business Park is High Wycombe's premier employment area and is located approximately 1.5 miles south of the town centre where excellent shopping facilities are to be found in the recently opened Eden Shopping Centre. High Wycombe Railway Station provides regular train services to London Marylebone and Birmingham.

DESCRIPTION - The centre comprises 15 industrial/warehouse buildings on a well maintained landscaped site providing a good level of car parking. The unit is situated adjacent to Howdens.

SPECIFICATION - The unit also benefits from the following amenities:-

- Established location
- Current trade occupiers include – Grant & Stone, Howdens, Wood Flooring Direct, City Plumbing, and Edmundson Electrical
- Single storey portal frame construction with 6m eaves height
- Landscaped estate
- Approx. 0.5 miles from Junction 4 of the M40

COMMUNICATIONS

Road

M40 (Junction 4) – 0.5 miles

M4 (Junction 8/9) – 11 miles

M25 (Junction 6) – 11 miles

Reading – 17 miles

Oxford – 25 miles

Central London – 29 miles

Rail

London Marylebone approx. 32 minutes

Birmingham approx. 89 minutes

ACCOMMODATION (Approx. Gross Internal Area):

Ground Floor - 8,480 sq.ft. (788 sq.m)

TENURE - The unit is available on a new full repairing and insuring lease for a term by arrangement.

RENT – On application.

VAT - VAT is applicable.

RATES - To be assessed.

LEGAL COSTS - Each party to bear their own legal fees in this transaction.

ENERGY PERFORMANCE RATING: B - 30.

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy

FAO : Adrian Dolan / Jim Sheldon / Tom Good

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