Duncan Bailey Kennedy
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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



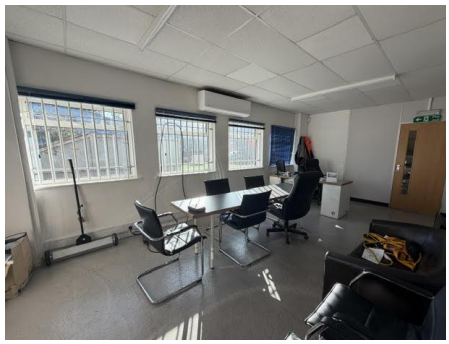
TO LET

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

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 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)

TERMS / 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
Tel: 01494 450951
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Ref: JKH / 1026