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 with Self-Contained Yard

UNIT 7
THE MERLIN CENTRE
LANCASTER ROAD, CRESSEX BUSINESS PARK
HIGH WYCOMBE, BUCKS HP12 3QL









TO LET

14,211 sq.ft. (1,320 sq.m) Approximate Gross Internal Area
With Self-Contained Yard

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 Merlin Centre is situated in a prominent position fronting Lancaster 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 Eden Shopping Centre. High Wycombe Railway Station provides regular train services to London Marylebone and Birmingham.

DESCRIPTION - The Merlin Centre is an established industrial/warehouse estate within a well-maintained landscaped site. The unit is a semi-detached industrial / warehouse unit with a self-contained yard, a good level of car parking and a wide electric loading door.

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

- Established location
- Single storey portal frame construction with part first floor offices
- 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):

14,211 sq. ft. (1,320.2 sq. m)

TERMS / RENT – Upon application.

VAT - VAT is applicable.

BUSINESS RATES - The Valuation Office Agency website indicates a rateable value of £184,000 as of 1st April 2026. Rate in the £ for 2026/27 is 48.0 pence.

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

ENERGY PERFORMANCE RATING: C - 68

VIEWING – Strictly by appointment with the Sole Agents:

Duncan Bailey Kennedy
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Ref: HB / 1026