

WYCOMBE LOGISTICS CENTRE

High Wycombe



TO LET - NEW INDUSTRIAL /
WAREHOUSE DEVELOPMENT
4,316 SQ FT - 30,056 SQ FT



HIGH QUALITY INDUSTRIAL ESTATE COMPLETING MARCH 2021

Wycombe Logistics Centre is a new development 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.



50kN/M² Floor Loading



8.5 Clear Internal Height



15% Warehouse Lighting

The estate has planning permission for uses B1C, B2 and B8 for industrial / warehouse and trade, plus also benefits from the following specification:



430KVA Estate Power



7 Electric Vehicle Charging Points



62 Car Parking Spaces



Heated And Cooled Offices

ACCOMMODATION

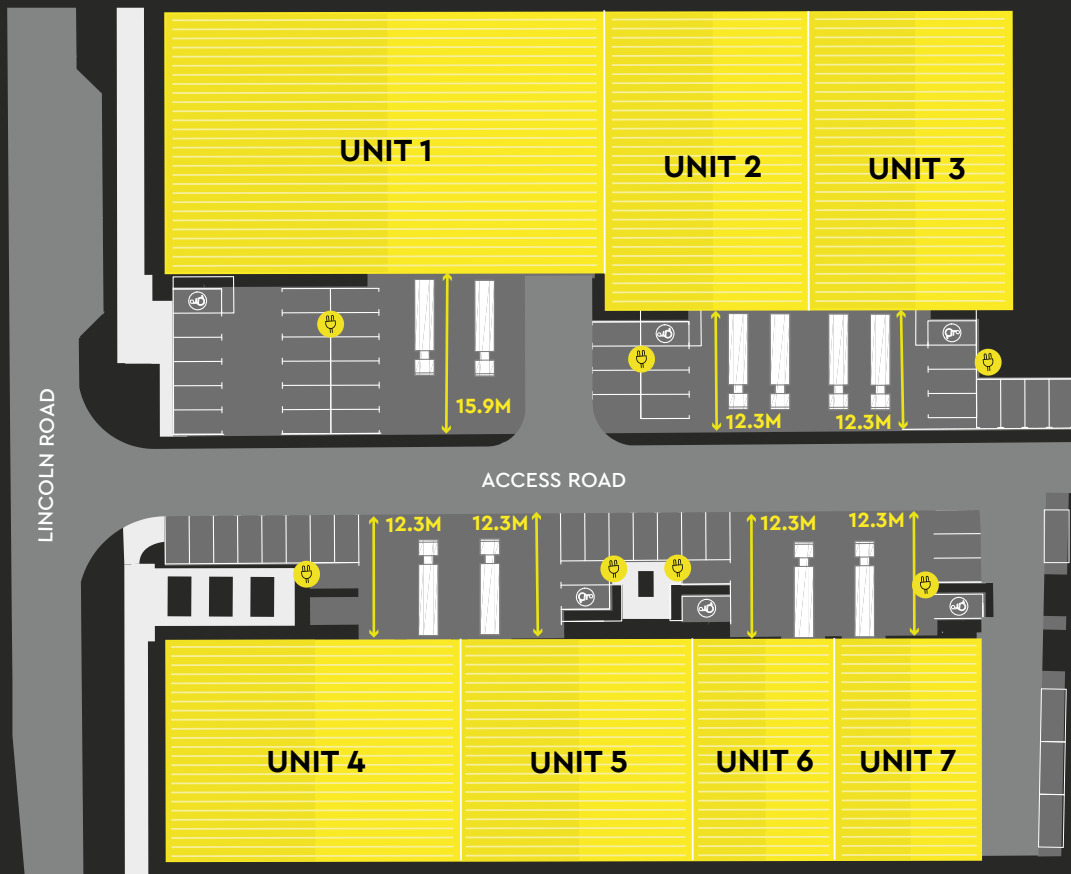
BLOCK A

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL	CAR PARKING
1	12,375 SQ FT	2,138 SQ FT	14,513 SQ FT	16
2	6,287 SQ FT	1,407 SQ FT	7,694 SQ FT	9
3	6,414 SQ FT	1,435 SQ FT	7,849 SQ FT	9
TOTAL	25,076 SQ FT	4,980 SQ FT	30,056 SQ FT	34

BLOCK B

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL	CAR PARKING
4	6,867 SQ FT	1,563 SQ FT	8,430 SQ FT	10
5	5,456 SQ FT	1,216 SQ FT	6,672 SQ FT	8
6	3,332 SQ FT	984 SQ FT	4,316 SQ FT	5
7	3,427 SQ FT	1,012 SQ FT	4,439 SQ FT	5
TOTAL	19,082 SQ FT	4,775 SQ FT	23,857 SQ FT	28

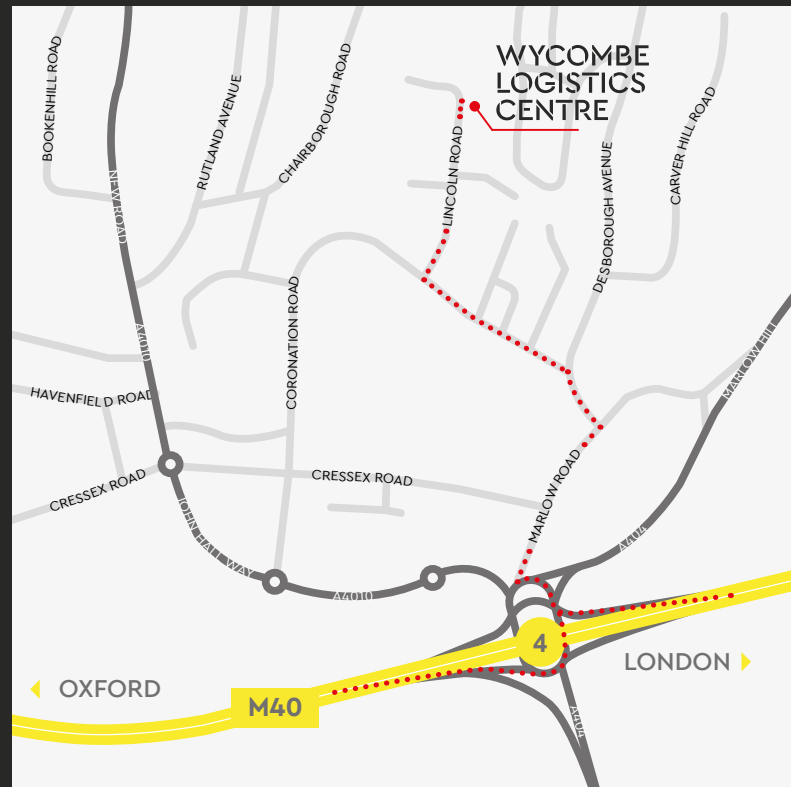
All areas are approximate on a GEA basis. Grand Total 53,913 SQ FT (5,008.7 SQ M).





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. Neighbouring occupiers include Hovis, Jewson, Screwfix and Geodis UK.



COMMUNICATIONS

LOCATION	DISTANCE	TIME
M40 (J4)	1.2 Miles	7 Mins
High Wycombe Station	2.2 Miles	8 Mins
M4 (J8/9)	11.1 Miles	15 Mins
M25 (J16)	11.5 Miles	13 Mins
Heathrow	19.4 Miles	22 Mins
M1 (J21)	25.7 Miles	27 Mins
Oxford	26.6 Miles	38 Mins
Central London	31.6 Miles	60 Mins

TERMS

Leasehold and long leasehold opportunities available.

RATES

Interested parties to make their own investigations.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT at the standard rate.

CONTACT

Viewings strictly by appointment with Savills or by the joint agent, Duncan Bailey Kennedy.



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