

UNIT D, CASTLE ESTATE CORONATION ROAD HIGH WYCOMBE HP12 3NR



Well-located warehouse available on flexible lease terms.

INDUSTRIAL
TO LET

113,612 SQ FT

(10,554.90 SQ M)

- 4.94 acre site
- 19 dock level loading doors
- 2 level access loading doors
- 7m clear internal height
- 61m max yard depth
- 120 car parking spaces

UNIT D, CASTLE ESTATE, CORONATION ROAD, HIGH WYCOMBE, HP12 3NR

DESCRIPTION

Unit D was constructed in approximately the late 1960's with full eaves height of 7.28m and an internal clear height of 7.0m on the outside perimeter and 6.37m in the middle of the warehouse.

Unit D's warehouse benefits from sodium lighting lights as well as transparent roof lights with 2 large level access and 19 dock loading doors. There is a large secured yard to the rear of the unit with a maximum yard depth of 61m. Demised car parking offers 120 spaces.

LOCATION

Unit D is located on the Castle Estate, adjacent to Coronation Road, in a well established industrial warehouse location within High Wycombe. High Wycombe town centre and train station is roughly 2.7km to the north east and the unit benefits from close proximity to the M40 with direct links via Junction 4 less than 1km away, providing access into central London (29 miles to the south east) and the wider motorway network.

ACCOMMODATION

The accommodation comprises of the following

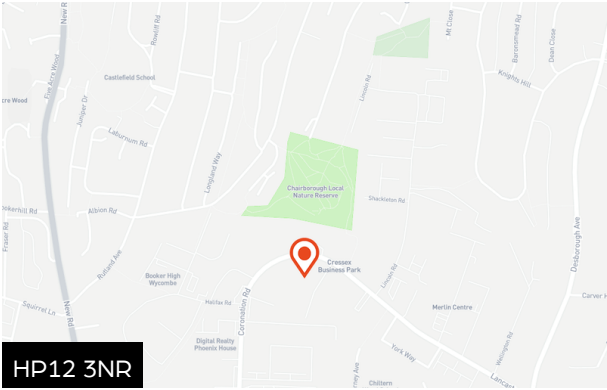
Name	Sq ft	Sq m	Availability
Ground - Warehouse	99,589	9,252.12	Available
1st - Office	14,023	1,302.78	Available
Total	113,612	10,554.90	

VIEWINGS

Please contact the agents for more details or to arrange a viewiwnng.

TERMS

The property is available on flexible lease terms from 31st October 2021.



VIEWING & FURTHER INFORMATION

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AREA PLAN

UNIT D

Cressex Business Park, HIGH WYCOMBE, HP12

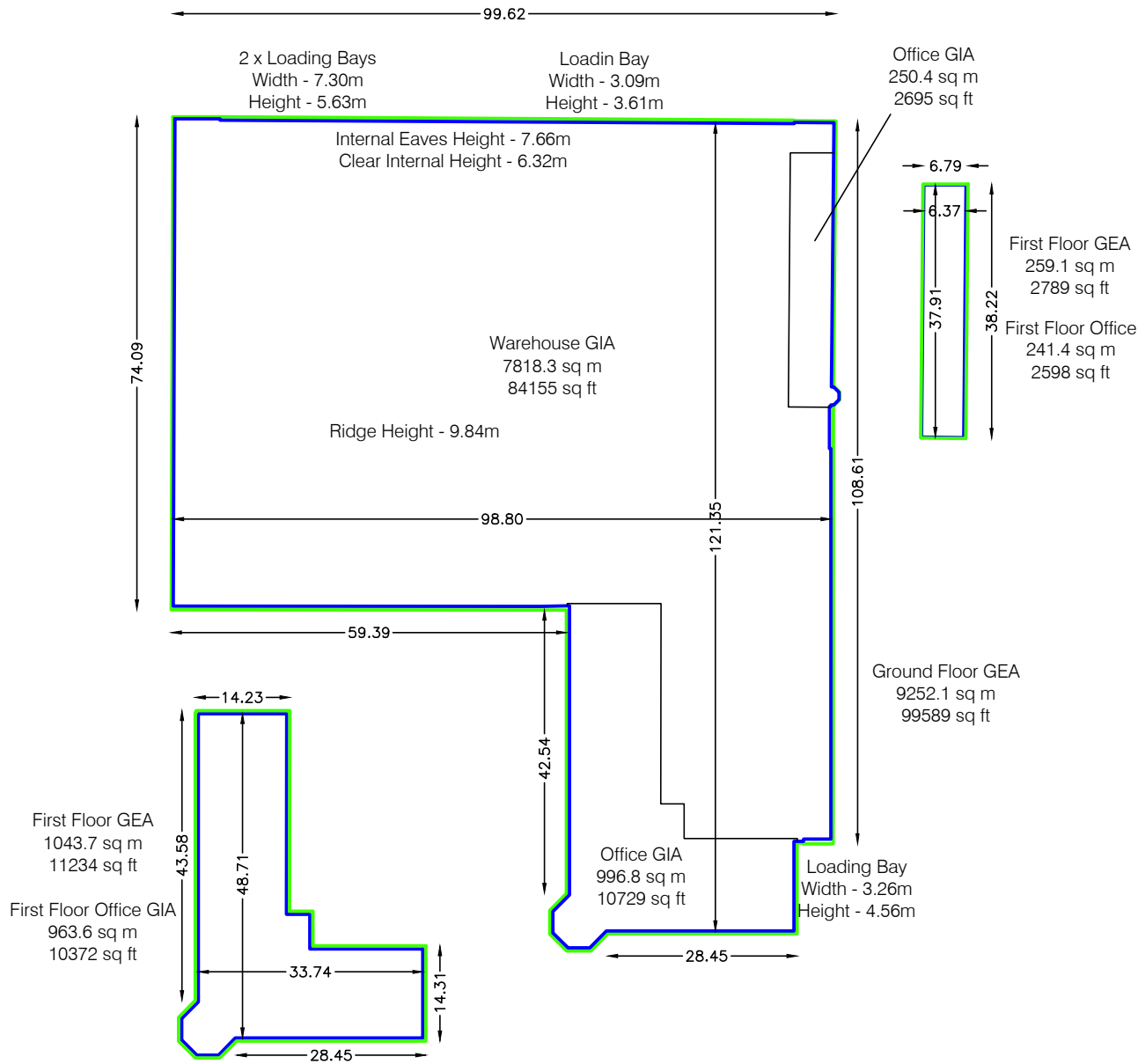
Ground Floor

Gross Internal Area

<div></div>	GIA	10270.5 sq m	110549 sq ft
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Gross External Area

<div></div>	GEA	10554.9 sq m	113612 sq ft
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Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:
A - Original Issue (June 2021)

Dwg No. 46584-AG

Issue A June 2021

Scaled for presentation purposes

Plowman Craven

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