

FOR SALE / TO LET

Units from 4,112 to 30,193 sq ft

A development of new Warehouse/Industrial and Trade Counter units



UNITS
AVAILABLE
Q3 2019



Computer generated image of units 7-10.

www.4040link.com

MILL END ROAD/CHAPEL LANE | HIGH WYCOMBE | HP12 4BG

Chancerygate^c



◀ M40

CHAPEL LANE

CHAPEL LANE

A40/Wycombe ▶

◀ M40



MILL END ROAD

Grant & Stone

verco.

MILL END ROAD

GILLETTS LANE

A40/Wycombe ▶



Chancerygate will employ the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

The green initiatives will include:

- Electric car charging bay per unit
- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials

Terms

Available on either a Freehold or Leasehold basis.

EPC Rating

All units have an EPC rating of B or better.





Previous Chancerygate units similar to 1-5 & 7-10.



Units 1-5 and 7-10

Accommodation

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
1	5,684	1,302	6,986
2	3,714	850	4,564
3	4,026	915	4,941
4	3,714	850	4,564
5	4,499	1,787	6,286
7	11,948	2,282	14,230
8	8,267	2,099	10,366
9	3,068	1,044	4,112
10	3,681	1,249	4,930

*Areas are approximate on a GEA basis.

Planning use

B1(c), B2 and B8 – Industrial and Warehouse use including 15% Trade Counter.

General specification

- 8.0m minimum clear internal height
- 1 full height electric loading door per unit
- 37.5kN per sq m floor loading
- First floors for additional storage or fitting out as offices
- 15% roof lights to warehouse
- Ability to combine units
- Gated estate

4,112 sq ft to
14,230 sq ft units



Computer generated image of units 1-5.



Previous Chancerygate units similar to unit 6.



Unit 6

Accommodation

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
6	25,242	4,951	30,193

*Areas are approximate on a GEA basis.

Planning use

B8 Warehouse.
B1(c) and B2 industrial uses
are subject to planning.

General specification

- 8.4m minimum clear internal height
- 3 full height electric loading doors
- 37.5kN per sq m floor loading
- First floor for additional storage or fitting out as offices
- 15% roof lights to warehouse
- Private 32m deep gated yard

30,193 sq ft
with secure yard



Computer generated image of unit 6.

Location

The site forms part of an established employment area approximately 2 miles to the west of High Wycombe town centre. The town centre has an excellent range of amenities, focused around the 850,000 sq ft Eden shopping and leisure centre.

High Wycombe benefits from excellent communications being situated adjacent to the M40 Motorway which links to the M25 (10.5 miles) to the south east and on into Central London (29 miles) to the south west. To the north west the M40 provides access to Oxford (23 miles) and Birmingham (75 miles). The M4 (12 miles to the south) is accessible via the A404 which also provides access to the towns of Marlow and Maidenhead and makes the major conurbations of Slough and Reading easily accessible.

Heathrow Airport is approximately 19 miles to the south east, accessed via the M40 /M4 and M25 motorways.



Travel distances

BY ROAD:

M40 J4	2.5 miles	Oxford	23 miles
M25 J16	10.5 miles	Central London	29 miles
M4 J8	12 miles	Birmingham	75 miles

BY RAIL:

High Wycombe > London Marylebone	30 mins
High Wycombe > Birmingham	1 hr 34 mins

AIRPORTS:

Heathrow	21 miles
Stansted	70 miles



www.4040link.com

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