

# LINCOLN ROAD, CRESSEX BUSINESS PARK

High Wycombe, HP12 3RB



## Key Highlights

- PC Q2 2020
- 8.5 Clear Internal height
- Predicted EPC Rating: B
- High quality estate
- Excellent parking provisions
- 1.2 miles from the M40
- From 4,316 - 30,056 Sq ft.

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Lincoln Road 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.

## 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.

## Accommodation

### Block A

UNIT	GROUND FLOOR	FIRST FLOOR	TOTAL
1	12,375 SQ FT	2,138 SQ FT	14,513 SQ FT
2	6,287 SQ FT	1,407 SQ FT	7,694 SQ FT
3	6,414 SQ FT	1,435 SQ FT	7,849 SQ FT
<b>Total</b>	<b>25,076 SQ FT</b>	<b>4,980 SQ FT</b>	<b>30,056 SQ FT</b>

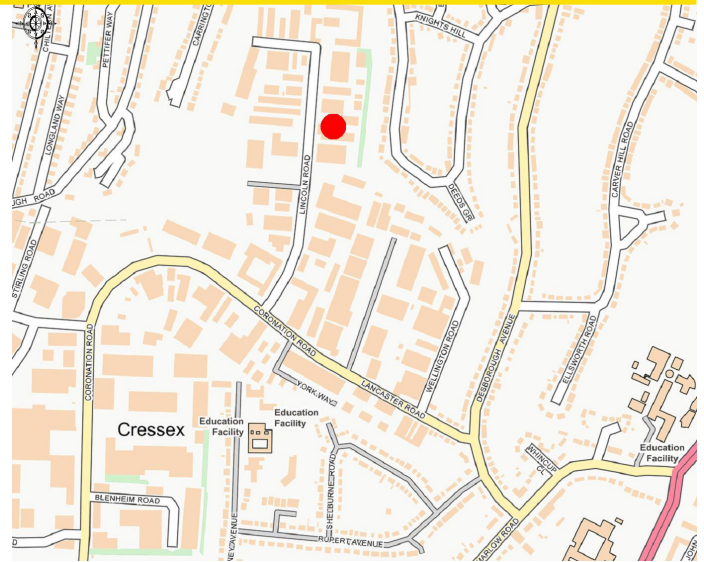
### Block B

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL (SQ FT)
4	6,867	1,563	8,430
5	5,456	1,216	6,672
6	3,332	984	4,316
7	3,427	1,012	4,439
<b>Total</b>	<b>19,082</b>	<b>4,775</b>	<b>23,857</b>

All areas are approximate on a GEA basis  
Grand Total 53,913 sq ft (5,008.7 sq m)

## Planning Use

B1C, B2 and B8 uses for Industrial/warehouse and trade.



## General Specification

- 8.5M clear internal height
- Predicted EPC Rating B
- Floor Loadings 50kN/m<sup>2</sup>
- The estate has 430 KVA
- 15% warehouse roof lights
- Offices will be heated and cooled
- Approximately 63 car parking spaces

## Terms

Leasehold and long leasehold opportunities available.

## Rates

Interested parties to make their own investigations.

## VAT

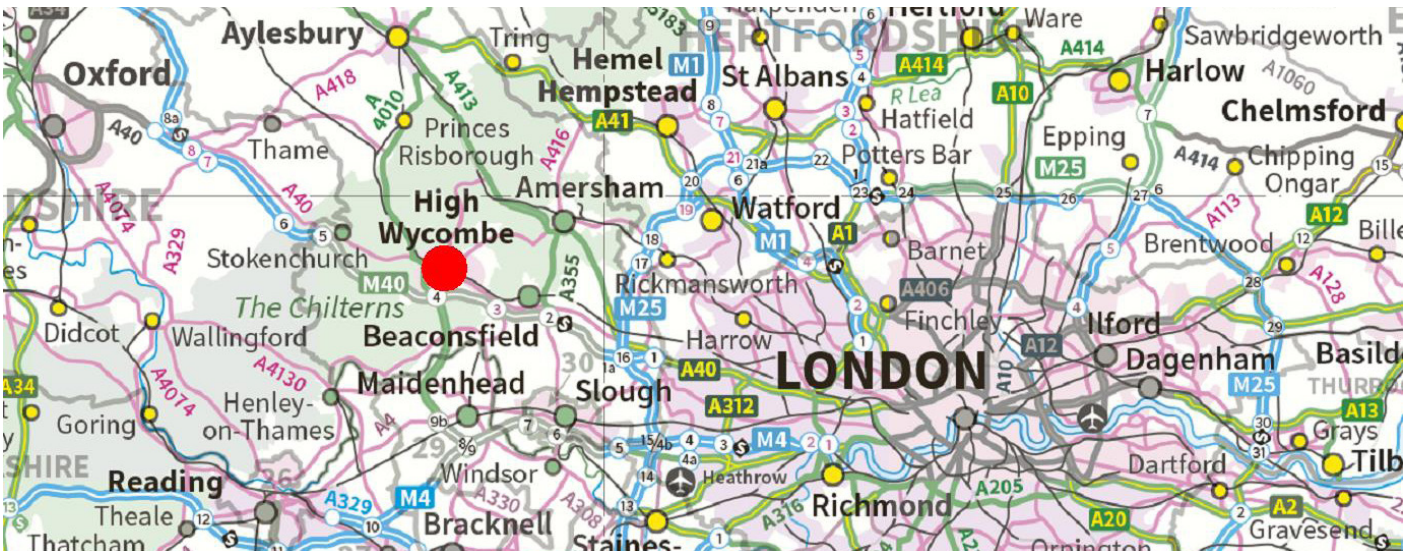
Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT at the standard rate.

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**Travel**

LOCATION	MILES / MINUTES
High Wycombe Station	2.2/ 8
M40 (Junction 4)	1.2/ 7
M25 (Junction 16)	<b>11.5/13</b>
M4 (Junction 8/9)	11.1 / 15
M1(Junction 21)	25.7/ 27
Heathrow	19.4/ 22
Central London	31.6/ 60

**Viewings**

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

A development by:  
Arun Property Company Ltd



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