# FOR SALE / TO LET Units from 4,112 to 30,193 sq ft



A development of new Warehouse/Industrial and Trade Counter units







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.

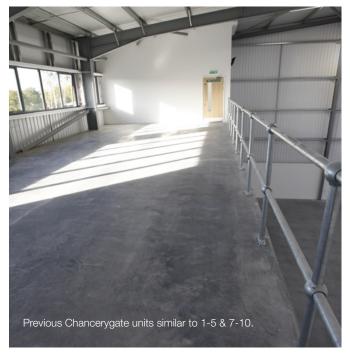
# **EPC** Rating

All units have an EPC rating of B or better.



www.4040link.com







# Units 1-5 and 7-10

# Accommodation

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
	5,684	1,302	6,986
	3,714	850	4,564
	4,026	915	4,941
	3,714	850	4,564
5	4,499	1,787	6,286
	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

<sup>\*</sup>Areas are approximate on a GEA basis

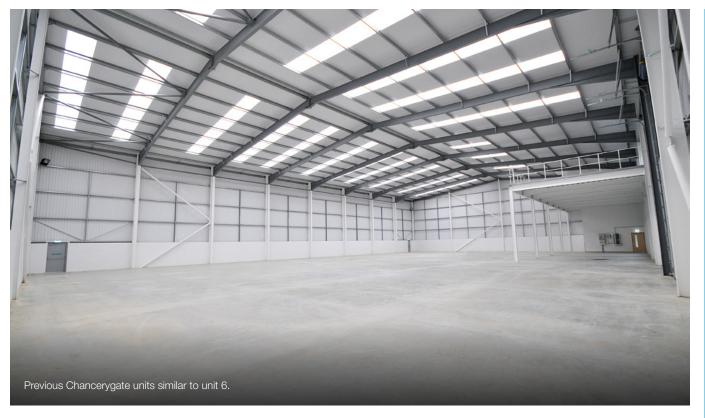
# Planning use

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 sg m floor loading
- First floors for additional storage or fitting out as offices
- 15% roof lights to warehouse
- Ability to combine units
- Gated estate









# Unit 6

# Accommodation

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

<sup>\*</sup>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



### 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.

# SANDS INDUSTRIAL ESTATE CRESSEX BUSINESS PARK HANDY CROSS ROUNDABOUT M40 M40

### 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 Marylebone30 minsHigh Wycombe > Birmingham1 hr 34 mins



### **AIRPORTS:**

Heathrow 21 miles Stansted 70 miles



www.4040link.com

# More information available through the joint selling agents:



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A development by:

# Chancerygate

### Adam Courtenay

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2018.