

WYCOMBE LOGISTICS CENTRE

High Wycombe



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



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	1,012 SQ_FT	4,439 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).

HIGH QUALITY INDUSTRIAL ESTATE COMPLETING Q1 2021

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.

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



50kN/M² Floor Loading



8.5 Clear Internal Height



15% Warehouse Lighting



430KVA Estate Power



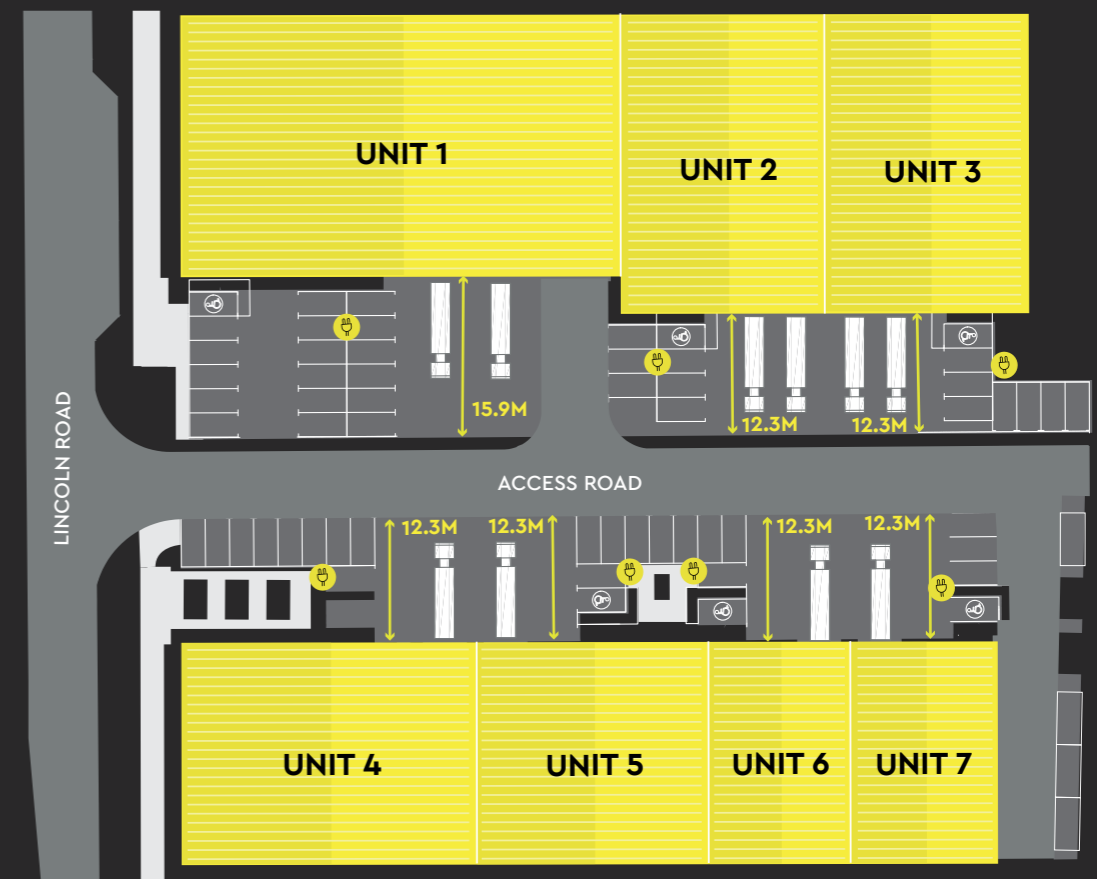
7 Electric Vehicle Charging Points



Approx 63 Car Parking Spaces



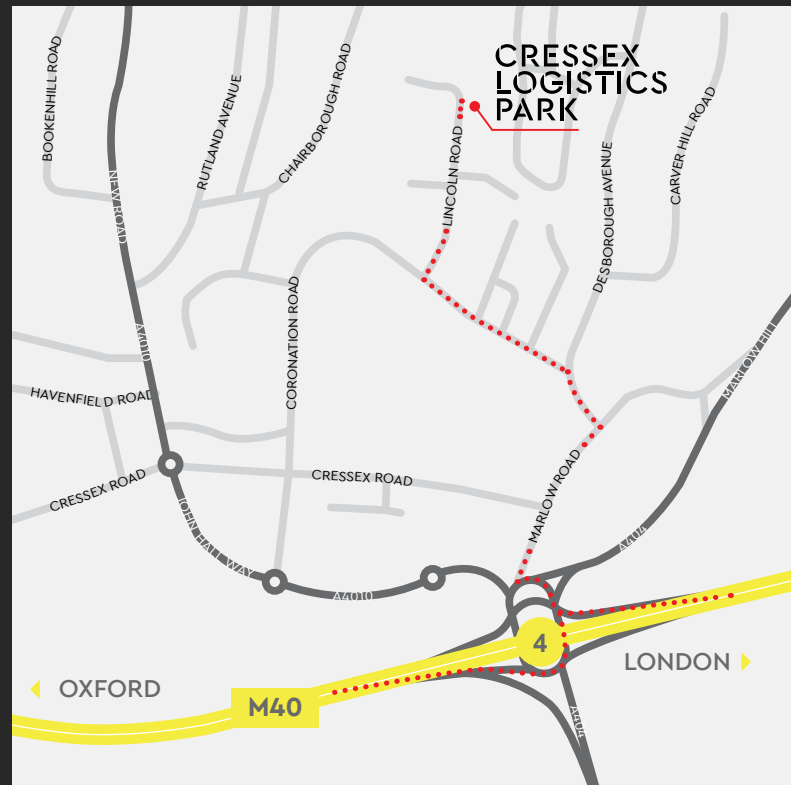
Heated And Cooled Offices





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
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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