



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

*PRELIMINARY MARKETING PARTICULARS*

**TO LET**

**UNIT 2  
WYCOMBE TRADE PARK  
LINCOLN ROAD, CRESSEX BUSINESS PARK  
HIGH WYCOMBE, BUCKS, HP12 3FF**



**2,359 sq. ft. (219.15 sq.m) Approximate Gross Internal Area**  
*(subject to verification)*

**Plus Additional First / Second Floor Optional Mezzanine Floors Offering Office / Showroom / Design Studio / Ancillary – 2,466 sq.ft. (229 sq.m) Approximate Gross Internal Area**

**PROMINENT TRADE COUNTER UNIT SITUATED IN A DEDICATED TRADE PARK  
IN HIGH WYCOMBE'S PREMIER INDUSTRIAL ESTATE  
LESS THAN ½ MILE FROM JUNCTION 4 OF THE M40 MOTORWAY**

**OCCUPIERS INCLUDE TOOL STATION, SUBWAY AND AXMINSTER TOOLS**

## **LOCATION**

Wycombe Trade Park is situated in a prominent location on the Junction of Lincoln Road and Coronation Road, the main thoroughfare for Cressex Business Park, which is High Wycombe's premier industrial commercial estate. The property is approximately 2 miles southwest of High Wycombe town centre and is within less than ½ mile of Junction 4 of the M40 motorway, which provides a link to the M25 and A404, which provides access to the M4.

## **DESCRIPTION**

Unit 2 comprises a modern terraced industrial unit of steel frame construction with profile steel clad elevations. Currently the property offers storage space on the ground floor.

## **Features include:-**

- Car parking
- Roller shutter loading door
- Phase 3 power
- Minimum eaves height of 6 metres

## **ACCOMMODATION** (Approx. Gross Internal Area)

Original warehouse / reception / ancillary - 2,359 sq. ft. (219.15 sq.m)

Workshop / Mezzanine storage approximately 242 sq.ft. (22.48 sq.m)

Mezzanine First Floor Office / Showroom / Ancillary – approx.. 1,091 sq.ft.

Mezzanine Second Floor Office / Showroom / Ancillary Space – 1,133 sq.ft.

## **TERMS**

Available by way of a new full repairing lease for a term to be agreed by negotiation.

## **RENT**

£43,650 per annum exclusive plus VAT and service / estate charge.

## **ENERGY PERFORMANCE RATING**

C - 55.

## **RATEABLE VALUE**

The Valuation Office website indicates a rateable value of £34,250 per annum from 1st April 2023.

## **LEGAL COSTS**

Each party is responsible for their own legal costs incurred in this transaction.

## **VAT**

All figures quoted are exclusive of VAT which may be chargeable.

## **FOR FURTHER INFORMATION CONTACT SOLE AGENTS:-**

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