

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

A Modern Industrial Warehouse Unit With 5 Parking Spaces And Vehicle Secure Yard Area

UNIT 7 WYCOMBE LOGISTICS CENTRE LINCOLN ROAD, CRESSEX BUSINESS PARK HIGH WYCOMBE, BUCKS HP12 3RB



4,468 sq.ft. (415.07 sq.m.) Approximate Gross External Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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.

DESCRIPTION

Wycombe Logistics Centre is a new development recently constructed in September 2021 and is 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. It also benefits from the following specification:

- 50kN/M² Floor Loading
- 8.5 Clear Internal Height
- 15% Warehouse Lighting
- Three Phase Power

- Electric Vehicle Charging Point
- Car Parking Spaces, Plus Vehicle Secure Yard Area
- Heated and Cooled Offices
- **Roller Shutter Loading Door**

ACCOMMODATION (approximate Gross External Area)

Ground Floor -	3,440 sq.ft.
First Floor -	1,028 <u>sq.ft.</u>
TOTAL -	4,468 sq.ft. (415.07 sq.m)

TERMS

A new lease with terms to be agreed by negotiation.

RENT

£73,722 plus VAT, per annum exclusive.

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE RATING:

To be confirmed.

VIEWING For further information and to arrange a viewing, please contact Sole Agents: -

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