



Wycombe Works

M40 J4

15 Grade A industrial/warehouse units
ranging from 2,712 – 19,644 sq ft

E(g)(iii) and/or B8 Uses

Available Freehold | Q4 2026

HP11 1BX



A development by:



A business destination that just works

Positioned in proximity to West London and Heathrow, via the motorway network, Wycombe Works offers an unrivalled opportunity to acquire freehold accommodation on a new 64,084 sq ft development across 15 units, ranging from 2,712 sq ft (252 sq m) individually to 19,644 sq ft (1,826 sq m) terraces.



Freehold Future

A rare and prime opportunity for businesses looking to buy their own unit and be owner occupiers.



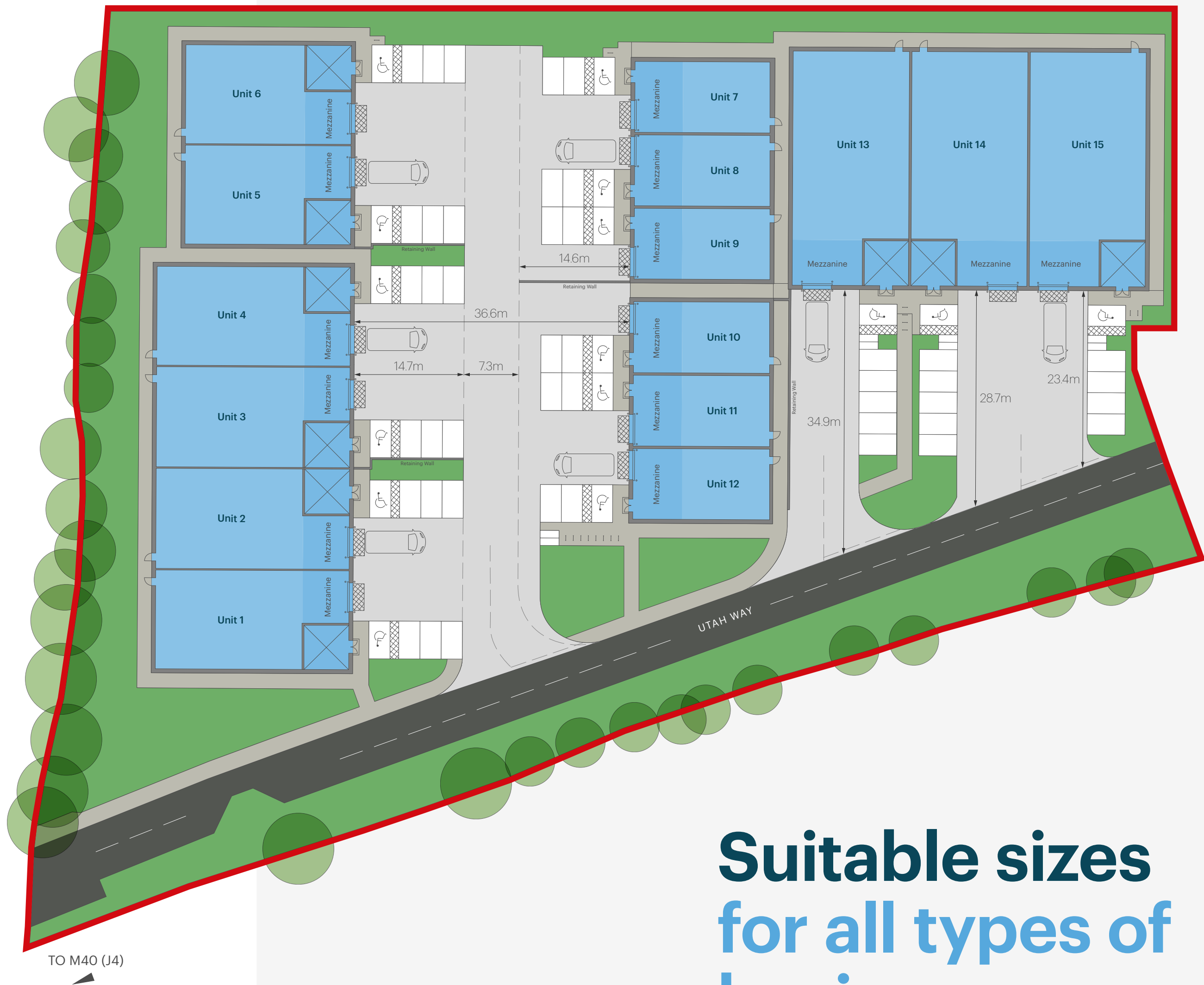
Logically Located

Located within a 5 minute drive of Junction 4 of the M40 and with easy access to the M4, M25 and town centre facilities.



Super Specification

High quality warehouse space designed for E(g)(iii) and/or B8 usage that caters to the demands of modern businesses.



Suitable sizes for all types of businesses

Unit	Ground Floor	First Floor	Total	
	sq ft	sq ft	sq ft	sq m
Unit 1	3,895	961	4,856	451
Unit 2	3,805	925	4,730	439
Unit 3	3,805	925	4,730	439
Unit 4	3,895	961	4,856	451
Unit 5	3,370	946	4,316	401
Unit 6	3,370	946	4,316	401
Unit 7	2,043	760	2,803	260
Unit 8	1,976	736	2,712	252
Unit 9	2,043	760	2,803	260
Unit 10	2,043	760	2,803	260
Unit 11	1,976	736	2,712	252
Unit 12	2,043	760	2,803	260
Unit 13	5,491	1,102	6,593	613
Unit 14	5,378	1,080	6,458	600
Unit 15	5,491	1,102	6,593	613

All areas are approximate and estimated on a Gross External basis

One size never fits all. At Wycombe Works, you can choose from an array of new light industrial/warehouse units ranging from 2,712 sq ft (252 sq m) individually to 19,644 sq ft (1,826 sq m) terraces.

With 9m clear internal height, allocated parking and a single level access door per unit, Wycombe Works provides owner occupiers with everything they need to succeed.

Grade A specification as standard

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their occupational needs.

Owner occupiers expect nothing but the best when it comes to the quality of their warehouse space and Wycombe Works offers exactly that.

Targeting an EPC 'A' rating and BREEAM 'Very Good' certification, Wycombe Works offers businesses the chance to secure sustainable warehouse space that's fit for the future.



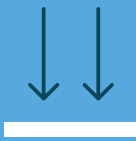
9m clear internal height for maximum cubic capacity



1 level access door per unit



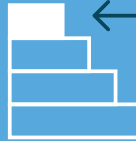
BREEAM Targeting 'Very Good'



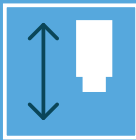
Floor loading of 37.5 kN/m²



First floor mezzanine for storage or fitting out as office space



Targeting EPC 'A'



14.6m – 34.9m yard depth



Allocated car parking



Units capable of being combined



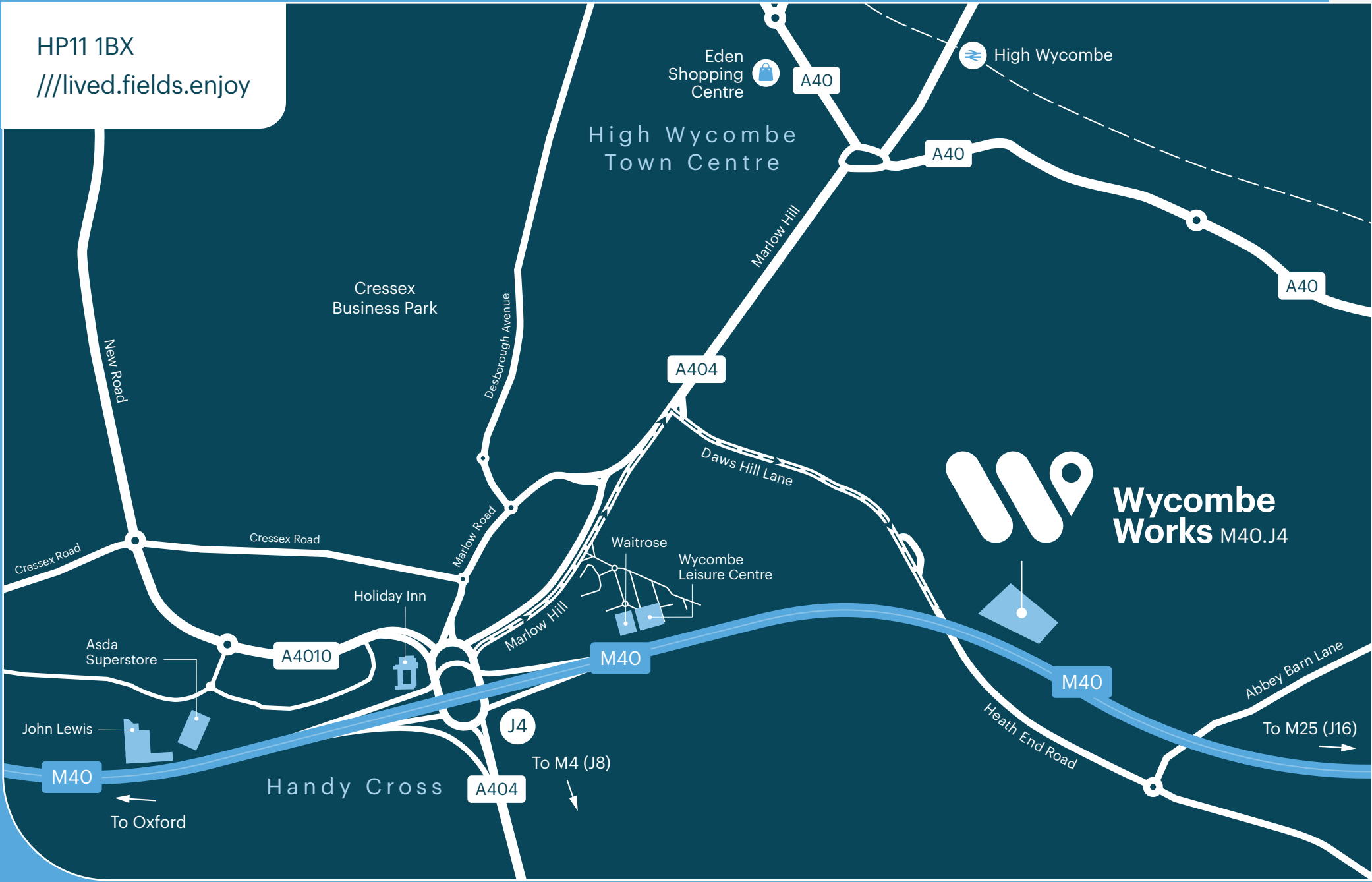
Electric vehicle charging points



Logically located on the M40 (J4)

Perfectly positioned within minutes of Junction 4 of the M40, Wycombe Works is designed to meet the demands of modern businesses providing rapid access to the national motorway network and the wider West London market.

High Wycombe Station provides employees with direct rail links to London Marylebone and Oxford within half an hour. The number 36 bus route allows easy access from High Wycombe town centre to Wycombe Works within 15 minutes.



Drive times

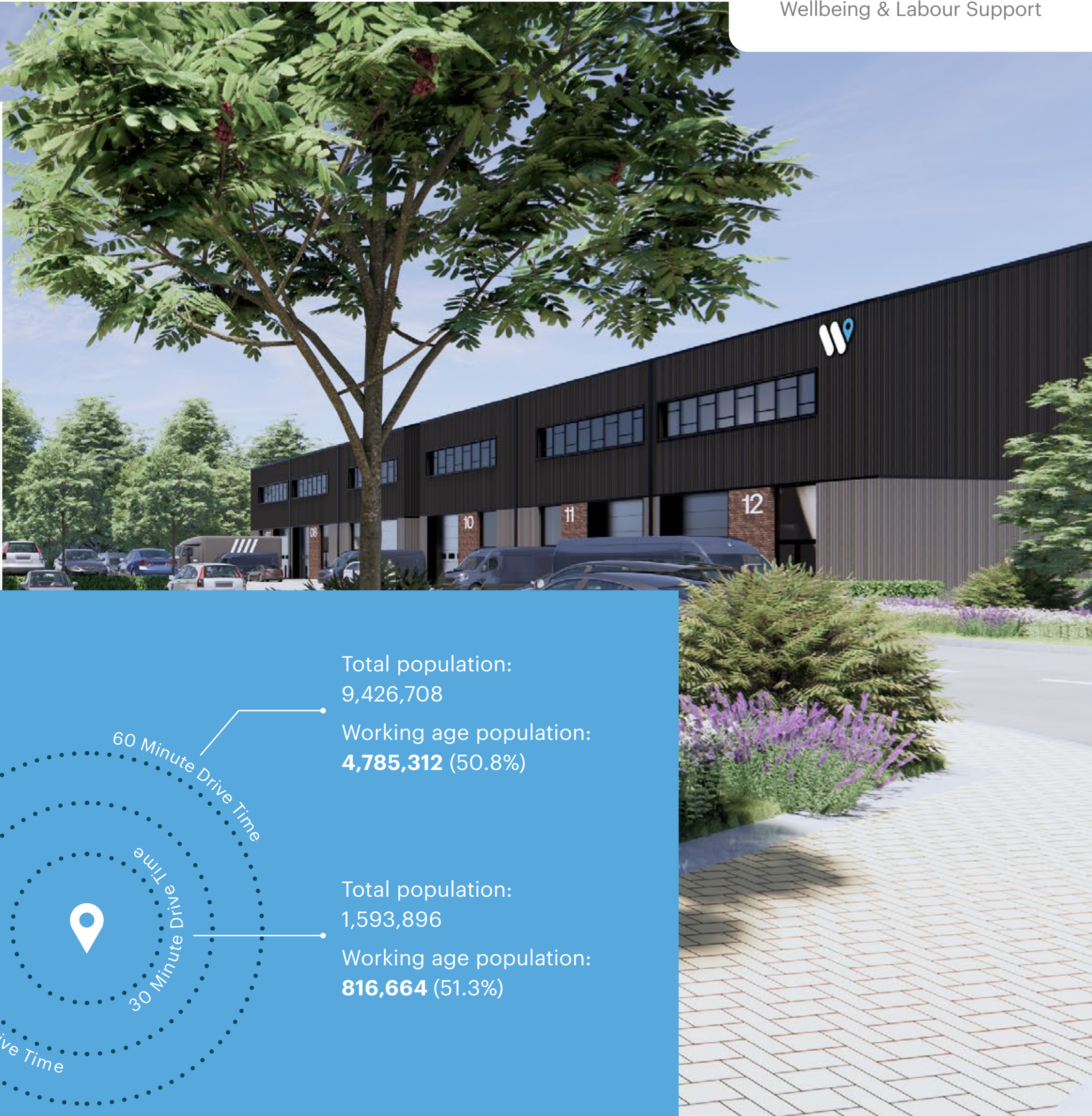
Destinations	Distance	Drive time
M40 (J4)	1.3 miles	5 mins
A40	1.4 miles	5 mins
High Wycombe (Town Centre)	1.5 miles	6 mins
High Wycombe Train Station	1.7 miles	7 mins
Marlow	4.7 miles	12 mins
Beaconsfield	6 miles	15 mins
Maidenhead	9 miles	19 mins

Destinations	Distance	Drive time
M25 (J16)	10.7 miles	15 mins
M4 (J8/9) Maidenhead	10.9 miles	16 mins
Slough	14.1 miles	19 mins
M4 (J4B)	16.5 miles	25 mins
Heathrow Airport	19 miles	28 mins
Central London	32.2 miles	58 mins

Source: Google Maps

Serene Surroundings on your doorstep

Wycombe Works is situated in leafy surroundings, adjacent to Abbey Barn Park home to a 1.2 km running track, basketball courts and only a short walk to a local Morrisons Daily store, Waitrose and Wycombe leisure centre.



Skilled Support in every direction

With a working population of over 815,000 people within a 30 minute drive of Wycombe Works, it is a business destination primed for success.

Total population:
5,329,943
Working age population:
2,782,660 (52.2%)



Total population:
9,426,708
Working age population:
4,785,312 (50.8%)

Total population:
1,593,896
Working age population:
816,664 (51.3%)



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