

A NEW BEST IN CLASS WAREHOUSE DEVELOPMENT

High Wycombe X is a best-in-class new build Industrial and Logistics development located in the heart of Cressex Business Park. Warehouse units will be available from 18,000 – 220,000 sq ft.

A MODERN DEVELOPMENT IN AN ESTABLISHED LOCATION

High Wycombe X is conveniently located in the heart of Cressex Business Park, High Wycombe's premier industrial estate. Home to a diverse mix of regional and national businesses, the estate provides a thriving environment for growth. Building on this foundation, High Wycombe X aims to cultivate a dynamic hub that drives innovation and success.



A404

M40

LONDON

M40

BIRMINGHAM

BUFAB

CITY PLUMBING

HOWDENS

Biffa

Grant & Stone

CRESSEX ROAD

A4010

HAWES

MSCM

THE PERFUME SHOP

DHL Express

DIGITAL REALTY

VEOLIA

CORONATION ROAD

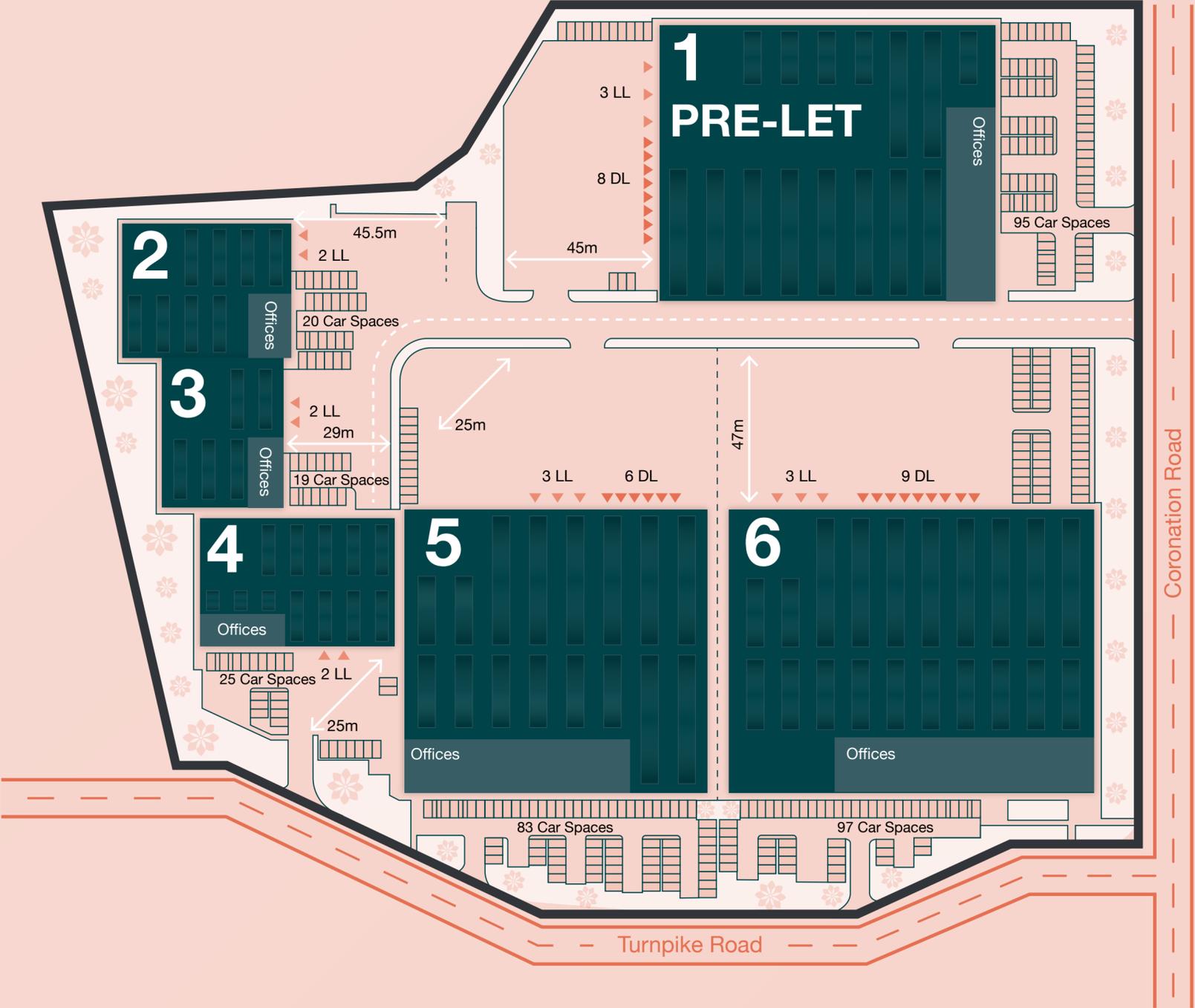
MARTIN AUDIO LONDON

OXFORD INSTRUMENTS

BOOKER

JEWSON

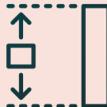
A NEW STATE-OF-THE-ART WAREHOUSE DEVELOPMENT



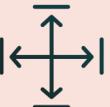
Roof Lights



50kN/sq m Floor Loading



Up To 12m Eaves Height



Up To 47m Yard Depth



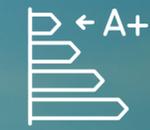
Up To 3 Level Access Loading Doors



Up To 9 Dock Level Loading Doors

	SQ FT	SQ M	EAVES HEIGHT
UNIT 1 - PRE LET	94,757 SQ FT	8,803 SQ M	12 M
UNIT 2	23,294 SQ FT	2,164 SQ M	8 M
UNIT 3	19,580 SQ FT	1,819 SQ M	8 M
UNIT 4	25,630 SQ FT	2,381 SQ M	8 M
UNIT 5	89,666 SQ FT	8,330 SQ M	12 M
UNIT 6	108,191 SQ FT	10,051 SQ M	12 M
TOTAL	361,118 SQ FT	33,548 SQ FT	

INDUSTRY-LEADING SUSTAINABILITY INITIATIVES



EPC Target A+



BREEAM Excellent



Extensive PV Solar Panel Array



A Proudly Net Zero Carbon Construction



Biodiversity: 209% habitats net gain



Water efficient fittings lowering consumption



EV charging spaces



Mechanical Ventilation with Heat Recovery (MVHR)



Comprehensive site-wide green landscaping



Efficient air source heat pumps



LOCATED WITHIN ENGLAND'S ECONOMIC CORE



POPULATION



30-Minute Drive Time
Total Population of
1,593,896
Working Age Population
(Labour Force):
816,664 (51.3%)



45-Minute Drive Time
Total Population of
5,329,943
Working Age Population
(Labour Force):
2,782,660 (52.2%)



60-Minute Drive Time
Total Population of
9,426,708
Working Age Population
(Labour Force):
4,785,312 (50.8%)

TRANSPORT



Heathrow serves 235+
destinations worldwide



Heathrow Airport
19 Miles away



Handles 1.4 million
tones of cargo, 75% of
all UK air freight

TECHNOLOGY



One of the largest
concentrations of
high-tech and science
clusters in the UK



23% of UK life sciences
employment and 30% of
sector turnover



Strong presence in
biosciences, medical
technology &
pharmaceuticals



The UK's life sciences
industry generates £108.1
billion turnover annually



Significant contributor to
global pharmaceutical &
medical technology markets

INVESTMENT



40% higher return on
new job investments than the
UK average



Prime location for business
growth, logistics &
technology companies

ELEVATING LOGISTICS ACROSS THE UK & EUROPE

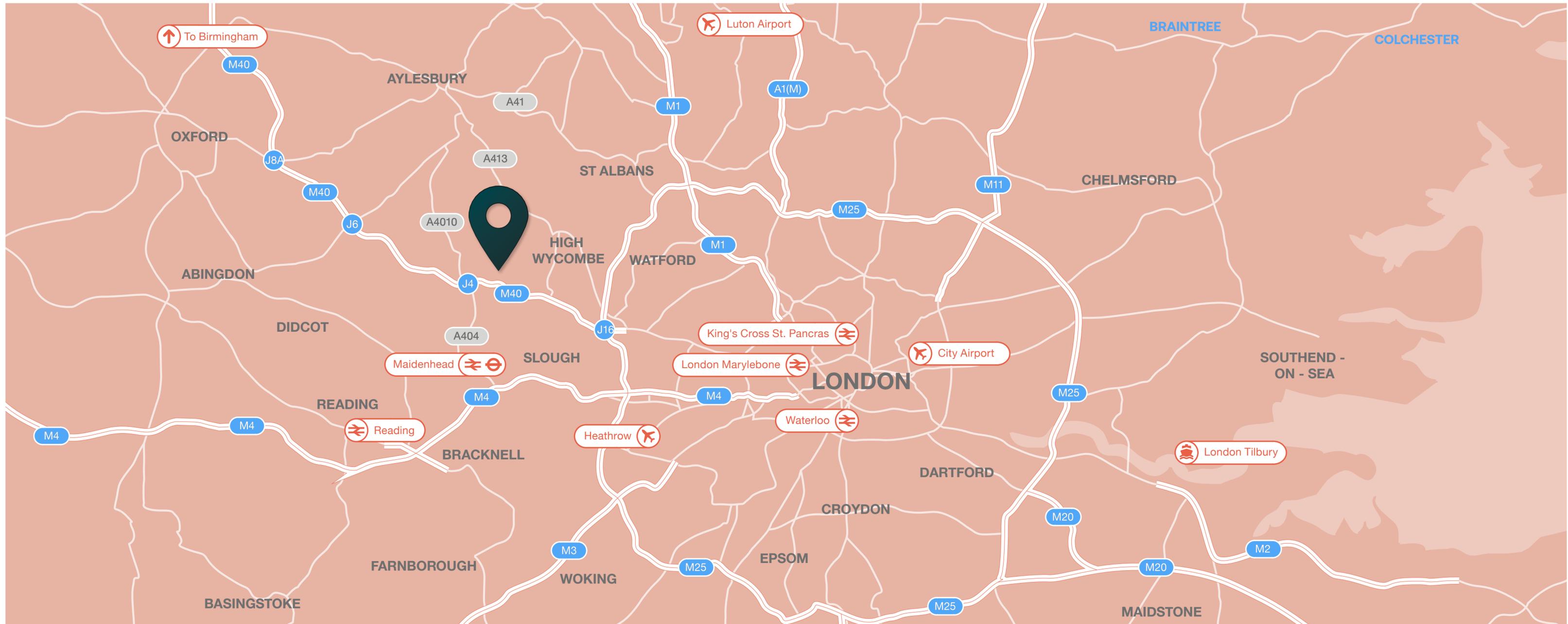
High Wycombe X enjoys a prime spot in Cressex Business Park, less than a mile from M40 J4, offering easy access to the M25, Central London, M4, and the West Midlands. High Wycombe Station provides fast links to London Marylebone (27 mins) and Oxford (30 mins).

 Road	Mins	Miles
M40 J4	2	0.6
A404	3	0.8
M25 J16	15	12
M4 J8/9	16	10
M1 J6A	30	27

 Ports	Mins	Miles
London Tilbury	80	73
Southampton	90	69
Royal Portbury Docks	120	110
Felixstowe	140	125
Liverpool	200	190

 Rail	Mins	Miles
High Wycomb Station	7	2.2
Thames Enterprise Park	45	25
London Gateway	56	29
Freightliner Birmingham	80	76
East Midlands Parkway	80	78

 Airports	Mins	Miles
Heathrow	24	19
Gatwick	67	56
Stansted	69	67
Birmingham	82	85
Manchester	166	172



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RAILPEN



WRENBRIDGE