Property Consultants

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SOUTH EAST INDUSTRIAL INVESTMENT OPPORTUNITY ON AN ESTABLISHED INDUSTRIAL ESTATE CLOSE TO THE M40

SANDSWOOD HOUSE
HILLBOTTOM ROAD
SANDS, HIGH WYCOMBE
HP12 4HJ

Investment Summary

- **Freehold** industrial investment situated on the established Sands Industrial Estate, High Wycombe.
- Let to **SIG Trading Limited (Company No. 01451007)**, a principal trading subsidiary of the SIG group, a leading UK distributor of specialist construction products.
- New **10-year lease from 2025** with a tenant break option at the fifth anniversary.
- Current passing rent of **£215,000 per annum** exclusive.
- **Guide price of £2,950,000.**
- Reflecting a gross yield of 7.29%.
- Reflecting a **net initial yield of approximately 6.8%**, assuming standard purchaser's costs.
- Located approximately 2 miles from Junction 4 of the M40 motorway, providing excellent access to London, the M25, Heathrow Airport and the wider motorway network.
- Situated within one of High Wycombe's premier industrial and trade counter locations, characterised by strong occupational demand and limited supply.
- Potential to benefit from future rental growth. Rent £13.35 per sq ft overall.
- The secure yard is a significant feature.

Location

High Wycombe is one of the principal commercial centres within Buckinghamshire and occupies a strategic position approximately 30 miles west of Central London, 15 miles south of Aylesbury and 25 miles east of Oxford. The town benefits from excellent communications, being situated immediately adjacent to Junctions 3 and 4 of the M40 motorway, providing direct access to London, the M25, Heathrow Airport and the national motorway network.

The town has a substantial and diverse economic base, with strong representation from manufacturing, logistics, technology, healthcare and professional services sectors. High Wycombe's proximity to London, combined with a highly skilled workforce and comparatively competitive occupational costs, continues to attract occupiers from across the South East.

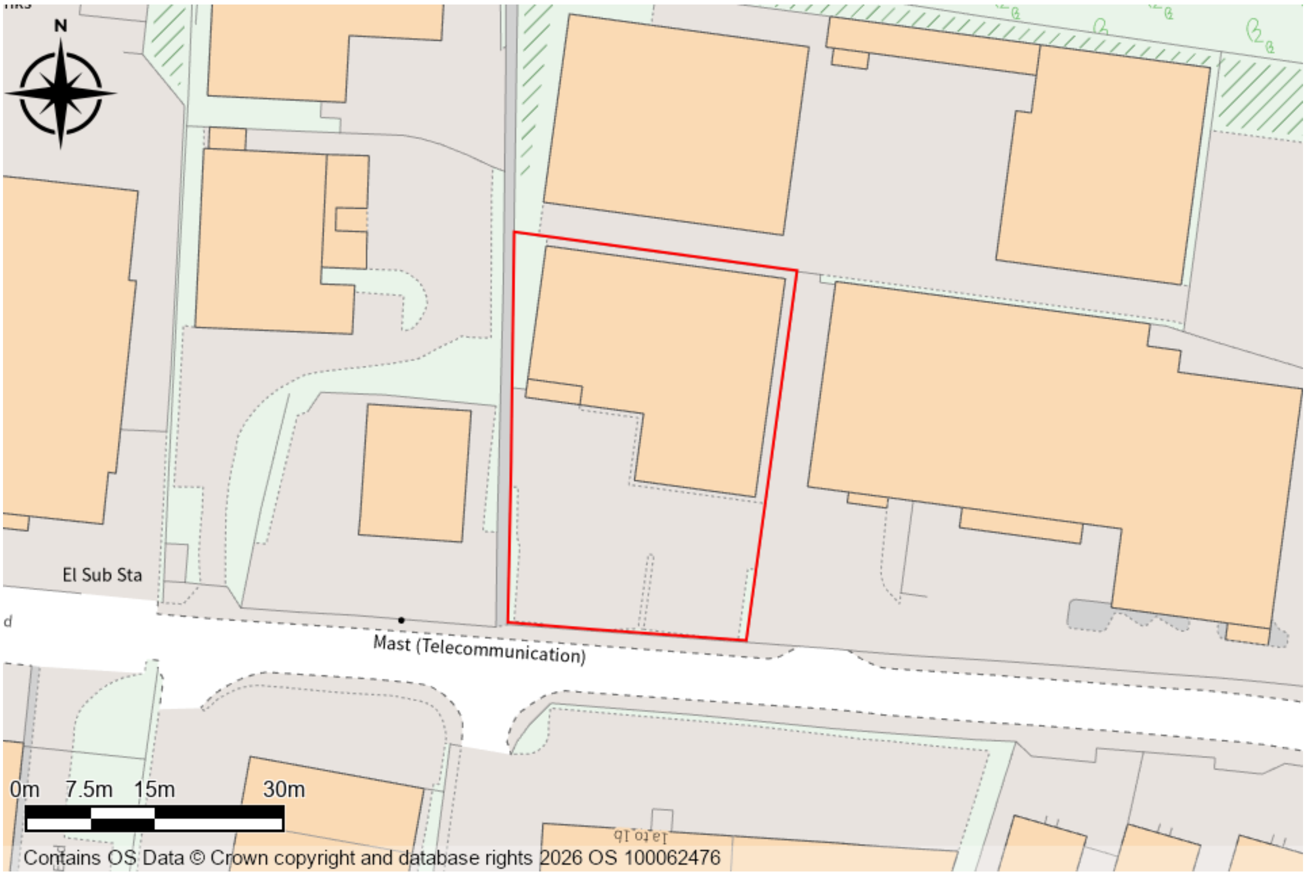
Rail services from High Wycombe provide direct connections to London Marylebone with journey times of approximately 25-30 minutes.

Sands Industrial Estate

Sands Industrial Estate is one of High Wycombe's most established and sought-after industrial and trade locations. Situated approximately one mile south-west of the town centre and less than two miles from Junction 4 of the M40, the estate provides excellent accessibility for both local and regional occupiers.

The estate comprises a broad mix of industrial, warehouse, trade counter and business occupiers and has historically experienced strong levels of demand coupled with relatively low vacancy rates. Occupiers are attracted by the estate's strategic location, good access to the motorway network and proximity to the substantial labour pool within High Wycombe and the wider Thames Valley.

Recent occupational activity in High Wycombe has continued to demonstrate the town's popularity amongst industrial, trade counter and distribution businesses, underpinning rental growth and supporting investor confidence in the location.



The Property

The property comprises a detached warehouse for storage and distribution purposes, together with ancillary two-storey office accommodation, all situated on a site of approximately 0.65 acres. It is of steel portal frame construction, offering an impressive eaves height of 6.84 metres, and is accessed via two electric roller shutter doors beneath a loading canopy. The site includes a secure concrete yard providing dedicated car parking and HGV circulation space – a rare and valuable amenity in the local market.

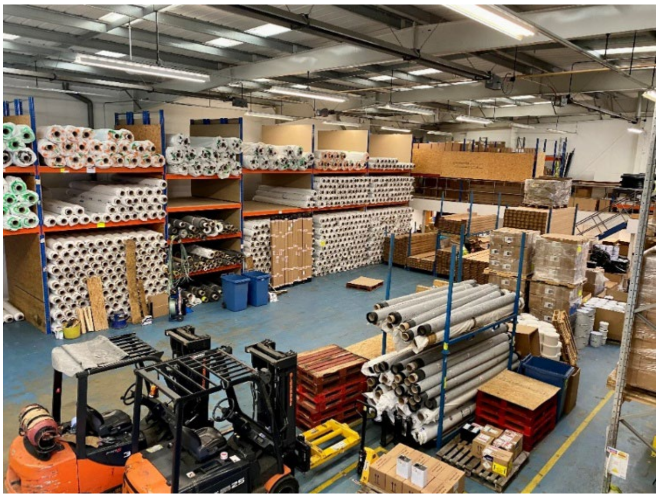
Internally, the offices are fitted out to a good standard, featuring recessed lighting and air conditioning, while part of the ground floor is adapted for workshop use.

Floor Areas

Floor	Description	Area (GIA sq ft)
Ground	Warehouse*	8,097
Ground	Offices	2,217
Ground	Workshop (under mezzanine)	1,784
Total Ground		**12,098**
First	Office	2,217
Total First		**2,217**
First (mezzanine)	Storage	1,784
Grand Total		**16,099**

(*Includes loading canopy of approximately 260 sq ft.)

The property provides excellent clear-span warehouse accommodation complemented by good quality offices, all within a self-contained site offering discrete car parking and loading areas.



Tenant Covenant

Tenant	Rent	Lease Expiry	Break	Review
SIG Trading Limited	£215,000 pa	May 2035	April 2030	May 2030

The property is let to SIG Trading Limited (Company No. 01451007), a principal trading subsidiary of the SIG group, one of the UK's leading specialist distributors of insulation, roofing, interiors and construction products.

Established in 1979, SIG Trading Limited operates a substantial nationwide network supplying the construction sector and forms a key part of the wider SIG group. The company remains one of the largest distributors within its sector and benefits from the scale, brand recognition and market position of the wider group.

The parent company, SIG plc, reported revenue of approximately £2.6 billion for the year ended 31 December 2025 and underlying operating profit of approximately £32 million. The group continues to implement operational improvements and cost reduction initiatives whilst maintaining its position as a major participant in the UK construction supply chain.

Title and Lease Information

Title details and a copy of the lease are available on request.

EPC

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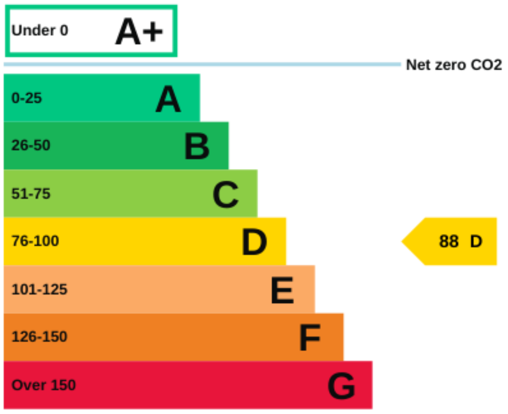

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

122 E

Breakdown of this property's energy performance

Main heating fuel
Natural Gas

Building environment

Sale Price

Offers are invited for the freehold interest with a guide price of £2.95M - Reflecting a **gross yield of 7.29%** and a **net initial yield of approximately 6.8%**, assuming standard purchaser's costs.

Legal Costs

Each party will be responsible for its own costs.

Viewing and Further Information

To arrange a viewing or to obtain further information, please contact:

Michael Garvey 07899 790040 or email mg@chandlergarvey.com
James Garvey 07471 996320 or email jg@chandlergarvey.com

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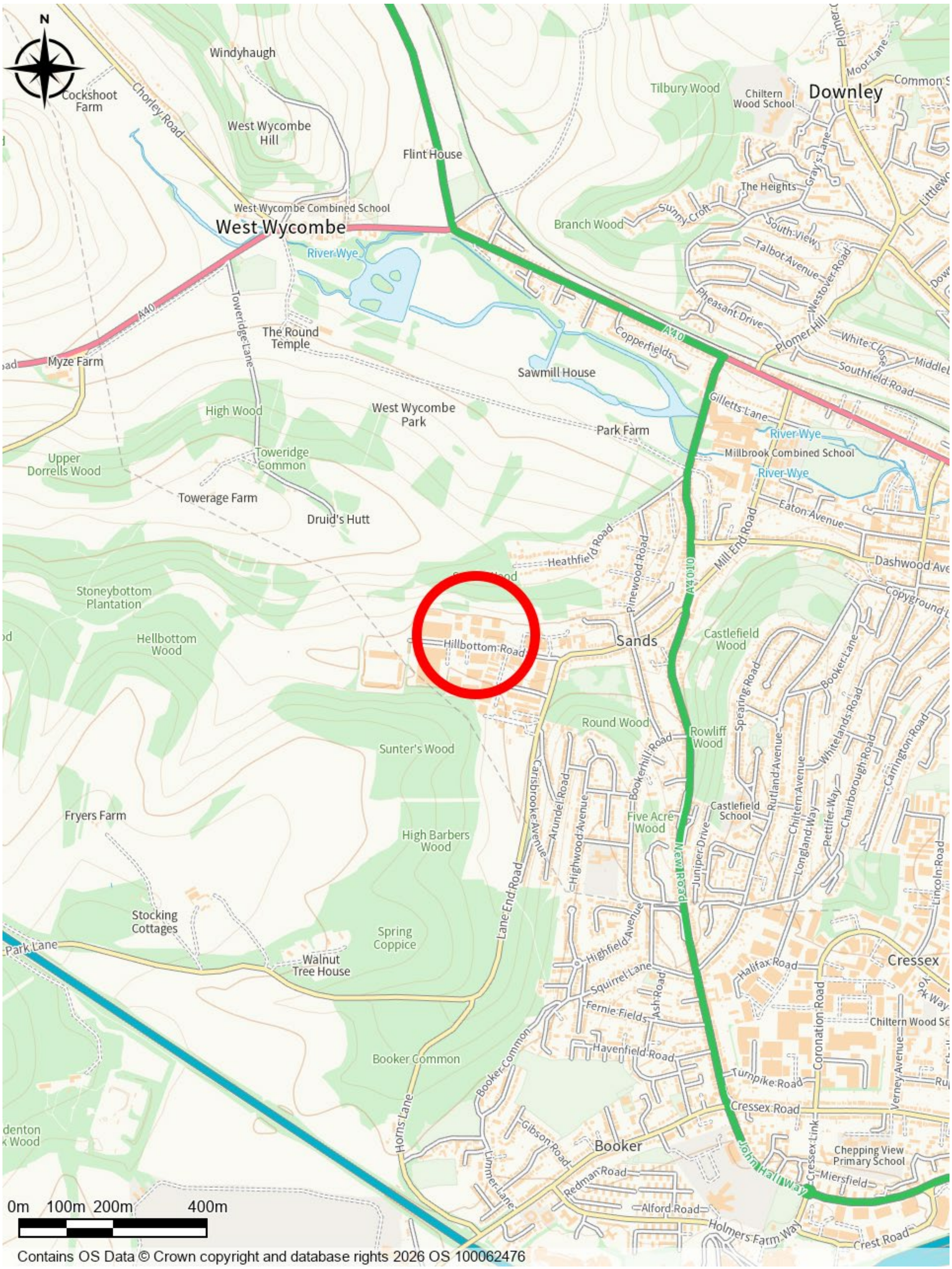
June 2026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West Wycombe
Downley
Sands
Cressex
Booker
Hillbottom Road
West Wycombe Park
West Wycombe Combined School
The Round Temple
Sawmill House
Park Farm
Flint House
Windyhaugh
West Wycombe Hill
Cockshoot Farm
Chorley Road
River Wye
Millbrook Combined School
Towerage Farm
Druid's Hutt
Toweridge Common
High Wood
Upper Dorrells Wood
Myze Farm
Stoneybottom Plantation
Hellbottom Wood
Sunter's Wood
Fryers Farm
High Barbers Wood
Stocking Cottages
Spring Coppice
Walnut Tree House
Park Lane
Booker Common
Lane End Road
Horns Lane
Round Wood
Castlefield Wood
Castlefield School
Five Acre Wood
Rowliff Wood
New Road
John Hall Way
Cressex Road
Turnpike Road
Coronation Road
Chepping View Primary School
Tilbury Wood
Chiltern Wood School
Branch Wood
Heathfield Road
Mill End Road
Dashwood Ave
Eaton Avenue
Gilletts Lane
Copperfields
Pheasant Drive
Talbot Avenue
South View
The Heights
Plomer Hill
Southfield Road
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