



High Wycombe

HP12 4BG

- ▶ 10 new industrial/warehouse and trade counter units
- ▶ 4,589 - 30,314 sq ft (426 - 2,816 sq m)

To Let

6 units remaining



4040link.com

NORTHWOOD
URBAN LOGISTICS 



THE SITE

- ▶ Part of an established employment area approximately 2 miles to the west of High Wycombe town centre.
- ▶ Excellent communications being situated adjacent to the M40 Motorway, which links to the M25 (10.5 miles) to the south east and on into Central London (29 miles) to the south west.
- ▶ M40 also provides access to Oxford (23 miles) and Birmingham (75 miles)
- ▶ The M4 (12 miles to the south) is accessible via the A404 which also provides access to the towns of Marlow and Maidenhead

Accommodation

All areas are approximate on a GEA sq ft basis.

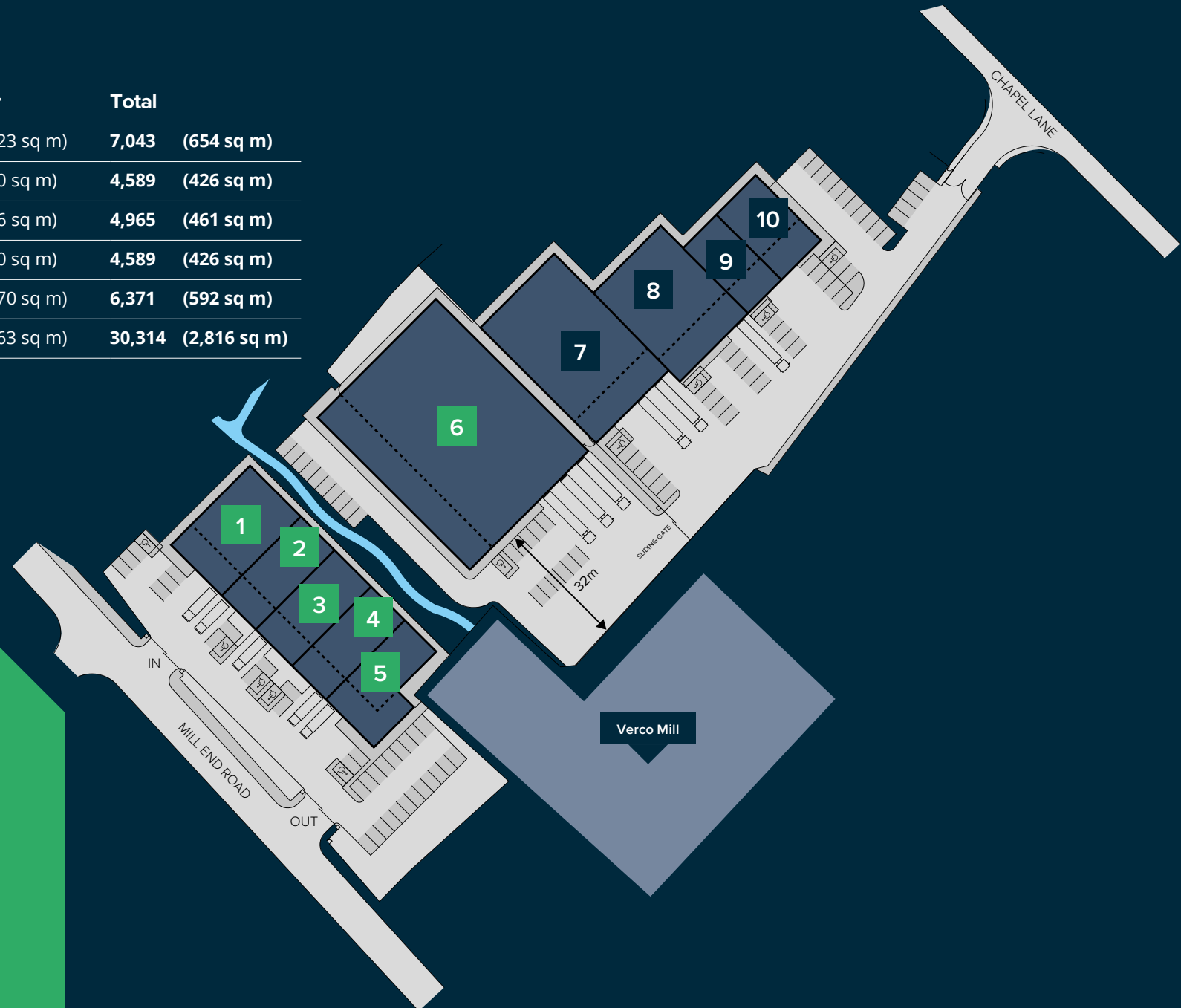
Unit	Ground Floor		First Floor		Total	
1	5,724	(532 sq m)	1,319	(123 sq m)	7,043	(654 sq m)
2	3,730	(347 sq m)	859	(80 sq m)	4,589	(426 sq m)
3	4,035	(375 sq m)	930	(86 sq m)	4,965	(461 sq m)
4	22,252	(347 sq m)	859	(80 sq m)	4,589	(426 sq m)
5	4,539	(422 sq m)	1,832	(170 sq m)	6,371	(592 sq m)
6	25,329	(2,353 sq m)	4,985	(463 sq m)	30,314	(2,816 sq m)

GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

The green initiatives include:

- ▶ Electric car charging bay per unit
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials

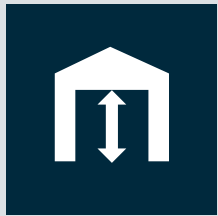


UNITS 1-5

4,589 up to 27,557 sq ft (units 1-5 combined)

General Specification

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



8m clear
internal height



First floor for
storage or fitting
out as office space



37.5kN sq m
floor loading



Electric
loading doors



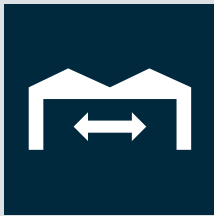
Secure
business park



Yard depths
of 11m



Landscaped
environment



Ability to
combine units



Private gated
estate

Planning Use

B1 (c), B2 and B8 (industrial and warehouse) use including 15% Trade Counter.

Terms

Units are available to lease on terms to be agreed.





UNIT 6

30,314 sq ft

General Specification

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



8.4m clear
internal height



First floor for
storage or fitting
out as office space



50kN sq m
floor loading



3 electric
loading doors



Lift



Yard depth
of 32m



Landscaped
environment



Detached unit



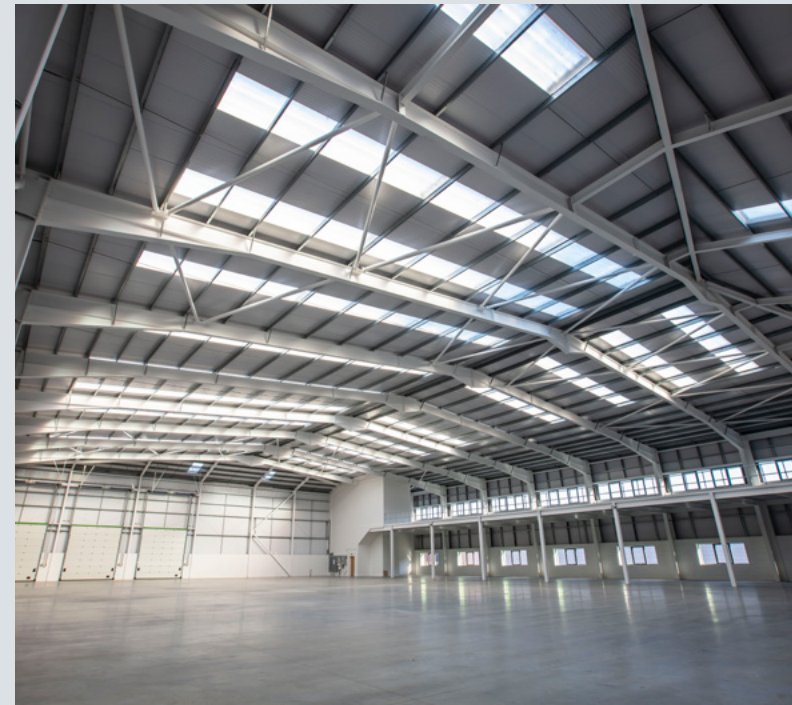
Secure
fenced yard

Planning Use

B8 warehouse use. B1/B2 will be considered subject to planning.

Terms

Unit is available to lease on terms to be agreed.





TRAVEL DISTANCES

Mill End Road/Chapel Lane, High Wycombe, HP12 4BG

Road

M40 J4	2.5 miles
M25 J16	10.5 miles
M4 J8	12 miles
Oxford	23 miles
Central London	29 miles
Birmingham	75 miles

Rail

High Wycombe Rail Station	2 miles
To London Marylebone	50 mins
To Birmingham	1 hour 36 mins

Airport

Heathrow	20 miles
Stansted	70 miles



More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2021.