

HIGH WYCOMBE 

NEW BEST IN CLASS WAREHOUSE DEVELOPMENT PHASE ONE COMPLETE & FULLY LET



“We worked closely with Railpen to create a new headquarters that meets our operational needs while aligning with our sustainability goals, supports our future growth plans, and helps us play a continued role in supporting local economic growth and employment. We are proud to now call this new building our home”



[VIEW DEVELOPMENT TIMELINE](#)

A DYNAMIC LOGISTICS HUB LOCATED IN THE HEART OF CRESSEX BUSINESS PARK

High Wycombe X is conveniently located in 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.

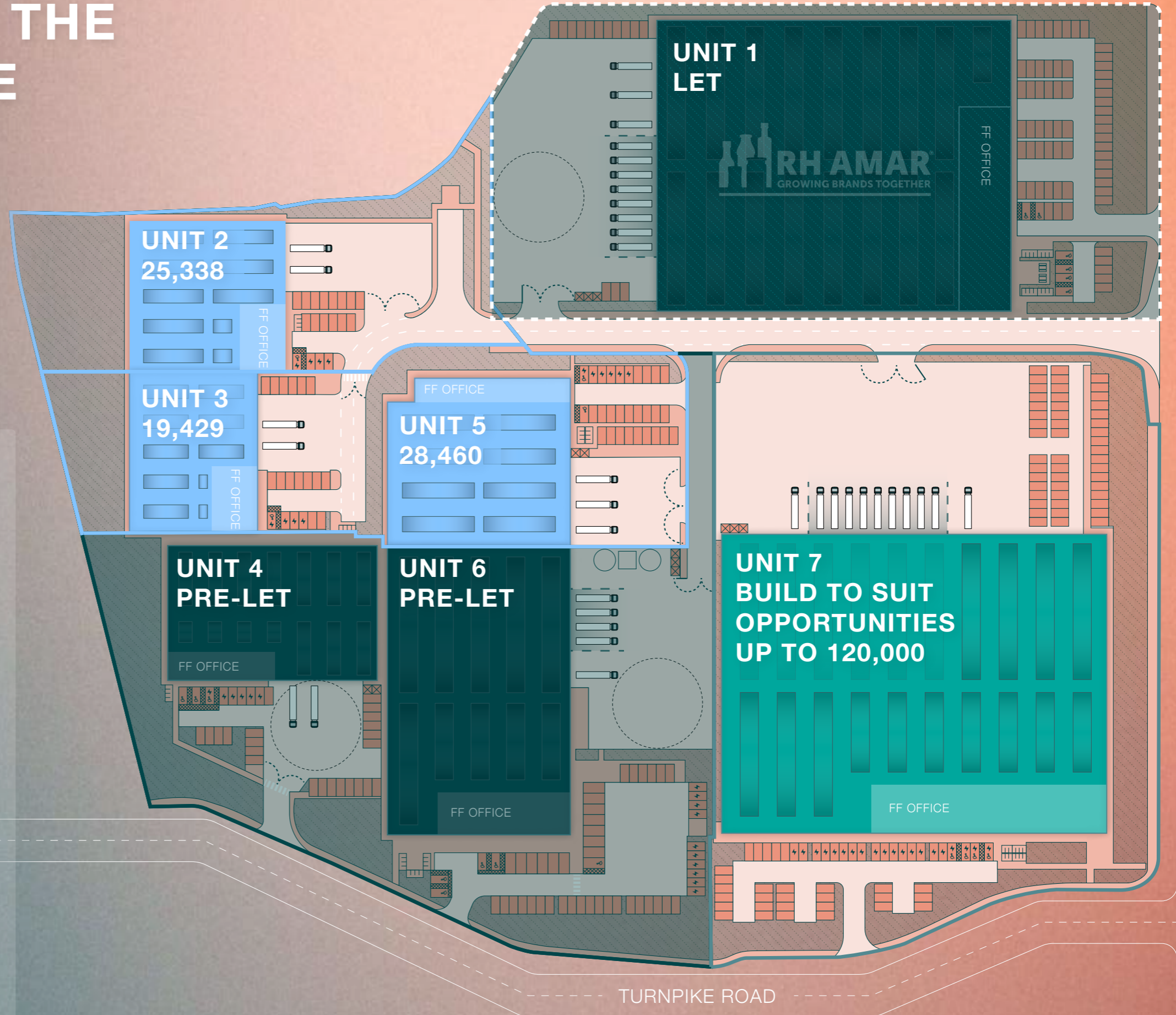
FURTHER DETAILS

📍 Cressex Business Park, HP12 3TZ

🚗 [///upon.keeps.expand](http://upon.keeps.expand)



A NEW STATE OF THE ART WAREHOUSE DEVELOPMENT



PHASE 1

COMPLETED NOVEMBER 2025

UNIT 1 - COMPLETE & LET

PHASE 2

AVAILABLE TO LET FROM SPRING 2027

UNIT 2 - AVAILABLE 25,338 SQ FT

UNIT 3 - AVAILABLE 19,429 SQ FT

UNIT 4 - PRE - LET

UNIT 5 - AVAILABLE 28,460 SQ FT

UNIT 6 - PRE - LET

PHASE 3

AVAILABLE TO LET FROM SPRING 2028

UNIT 7 - BUILD TO SUIT UP TO 120,000 SQ FT

CORONATION ROAD

TURNPIKE ROAD

UNIT 2

25,338 SQ FT

UNIT 2	SQ FT	SQ M
Warehouse	22,873	2,125
First Floor Office	2,465	229
Total	25,338	2,354



8M CLEAR INTERNAL HEIGHT
11.6M TO THE APEX



40.5M YARD
DEPTH



2 LEVEL ACCESS
LOADING DOORS



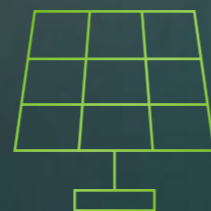
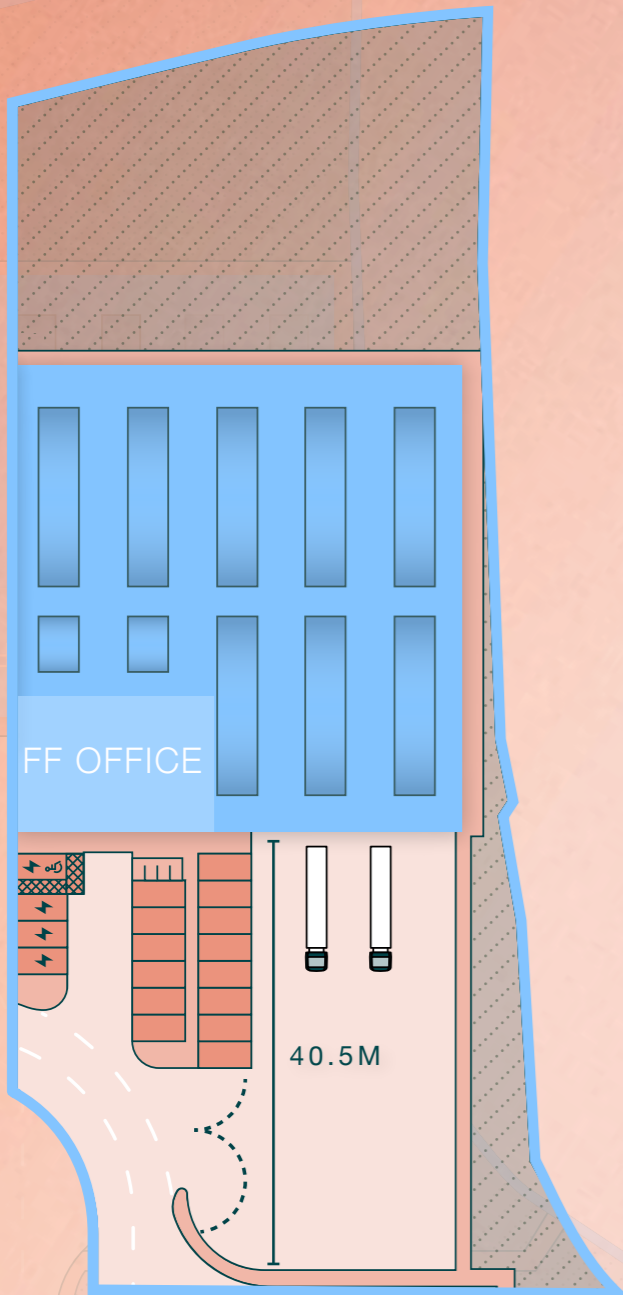
18 CAR PARKING SPACES
4 ACTIVE EV CHARGERS



15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£18,867.20



POWER SUPPLY
185KVA



TARGET EPC A+ &
BREEAM EXCELLENT

UNIT 3 19,429 SQ FT

UNIT 3	SQ FT	SQ M
Warehouse	16,996	1,579
First Floor Office	2,433	226
Total	19,429	1,805



8M CLEAR INTERNAL HEIGHT
11.6M TO THE APEX



29M YARD
DEPTH



2 LEVEL ACCESS
LOADING DOORS



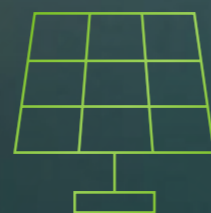
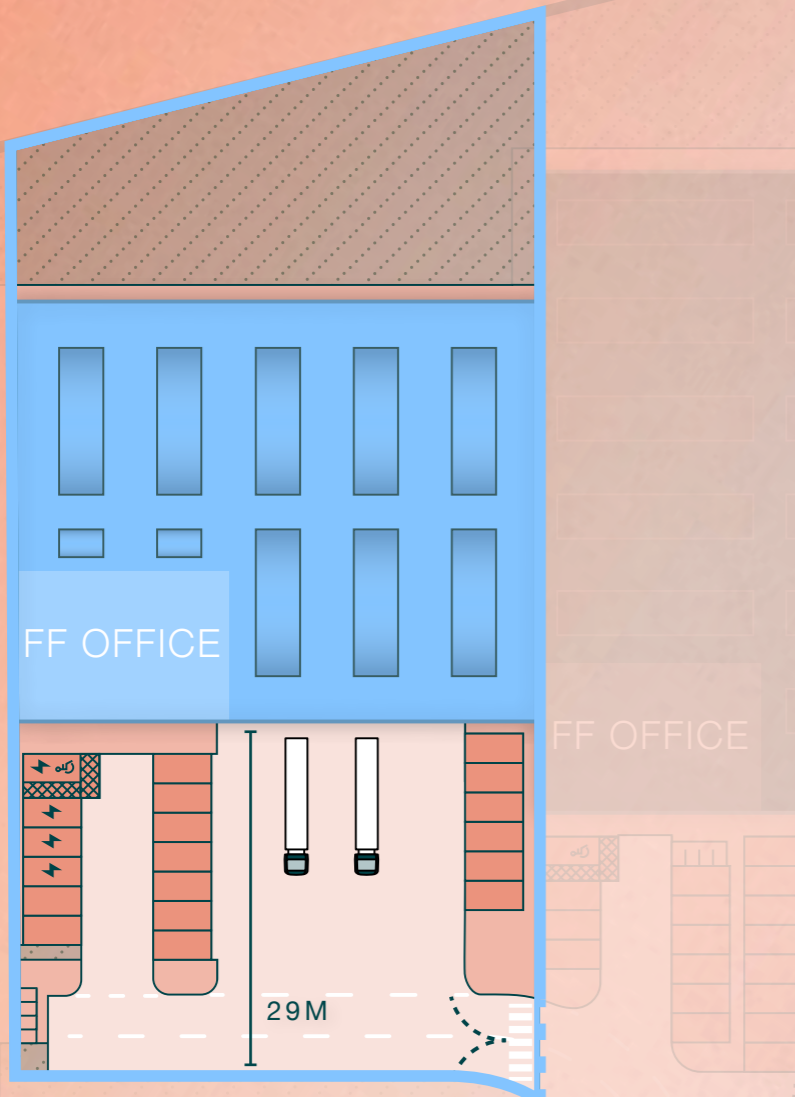
19 CAR PARKING SPACES
4 ACTIVE EV CHARGERS



15% ROOF
LIGHTS

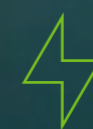


50KN/SQ M
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£17,688.00



POWER SUPPLY
165KVA



TARGET EPC A+ &
BREEAM EXCELLENT

UNIT 5

28,460 SQ FT

UNIT 5	SQ FT	SQ M
Warehouse	24,865	2,310
First Floor Office	3,595	334
Total	28,460	2,644



12M CLEAR INTERNAL HEIGHT
15.6M TO THE APEX



31.2M YARD
DEPTH



3 LEVEL ACCESS
LOADING DOORS



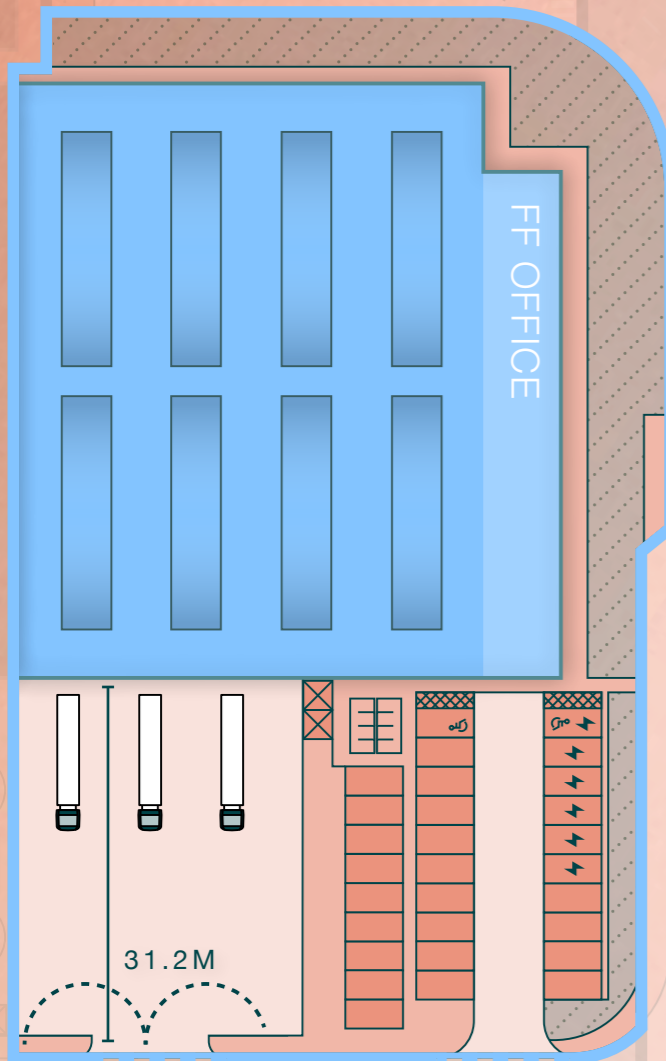
29 CAR PARKING SPACES
6 ACTIVE EV CHARGERS



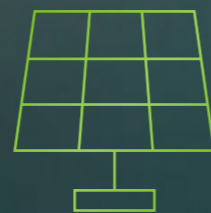
15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



*INDICATIVE CGI



ESTIMATED ANNUAL PV SAVINGS

£21,225.60



POWER SUPPLY
250KVA



TARGET EPC A+ &
BREEAM EXCELLENT

UNIT 7

106,401 SQ FT*

Build To Suit opportunities Available
Up To 120,000 Sq Ft based on requirements

UNIT 7	SQ FT	SQ M
Warehouse	96,143	8,932
First Floor Office	10,258	953
Total	106,401	9,885



12M CLEAR INTERNAL HEIGHT
15.6M TO THE APEX



46.9M YARD
DEPTH



9 DOCK & 2 LEVEL
ACCESS LOADING DOORS



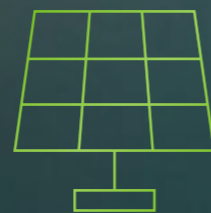
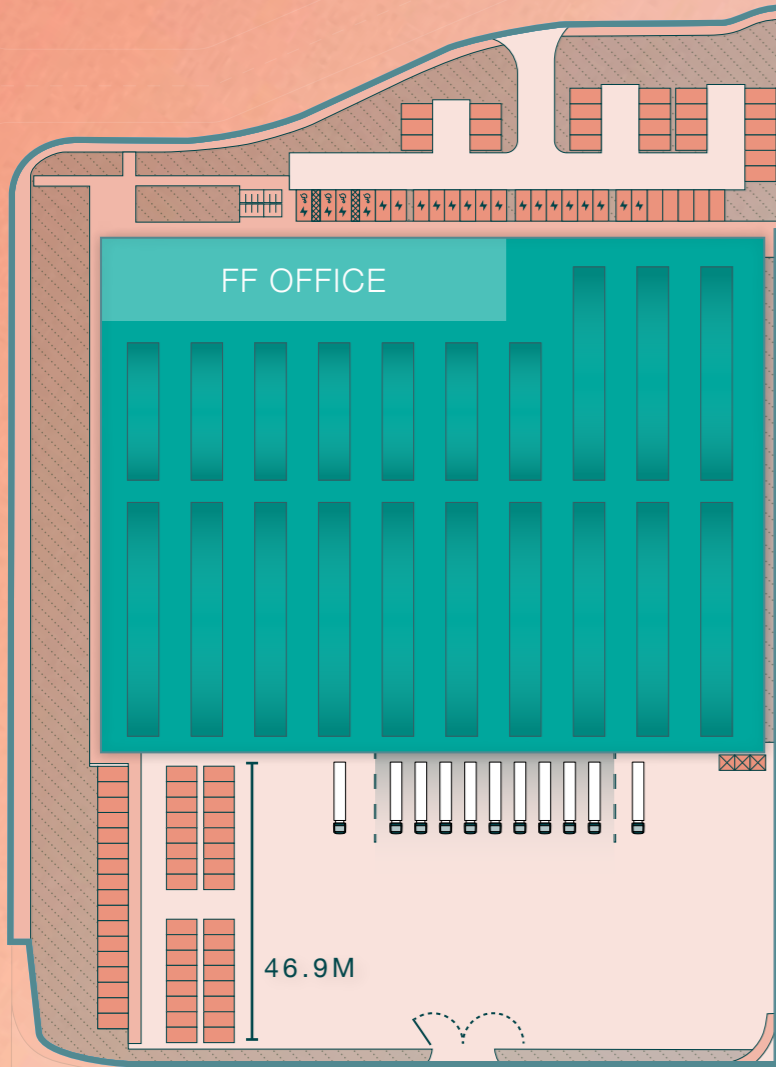
98 CAR PARKING SPACES
20 ACTIVE EV CHARGES



15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£50,116.00










POWER SUPPLY
1MVA



TARGET EPC A+ &
BREEAM EXCELLENT

INDUSTRY-LEADING SUSTAINABILITY INITIATIVES

Sustainability is at the heart of High Wycombe X, where every unit is designed to achieve a target EPC A+ rating and BREEAM 'Excellent' certification. By delivering Net Zero Carbon in construction, the development combines market-leading environmental performance with operational efficiency.

-  EFFICIENT AIR SOURCE HEAT PUMPS
-  EXTENSIVE PV SOLAR PANEL ARRAY
-  TARGET EPC A+
-  SITE-WIDE GREEN LANDSCAPING
-  BIODIVERSITY: 209% HABITAT NET GAIN
-  WATER EFFICIENT FITTINGS
-  BREEAM EXCELLENT
-  NET ZERO CARBON IN OPERATION
-  EV CAR PARKING SPACES WITH 100% EV CHARGING INFRASTRUCTURE ENABLED

UNIT	Min Estimated Total PV Area (m2)	Estimated PV Output kWp	Target PV Generation (kWh/yr)	CO2 Saving (T/yr)	Capital Estimated Cost	Estimated Yearly Saving
Unit 2	320	70	65,991	9	£58,221	£18,867
Unit 3	300	66	61,867	9	£54,582	£17,688
Unit 5	360	79	74,240	10	£65,498	£21,226
Unit 7	850	187	175,290	24	£154,649	£50,116



LOCATED AT ENGLAND'S ECONOMIC HEARTLAND



Smappen 2026



24,000 local jobs in **Manufacturing and Transportation & Storage**, highlighting the area's strong logistics and production base.



£792.80
Average weekly gross wage



299,700
Economically active residents across the wider labour market



31,000
Workers employed in skilled trade occupations



Significant contributor to global pharmaceutical & medical technology markets



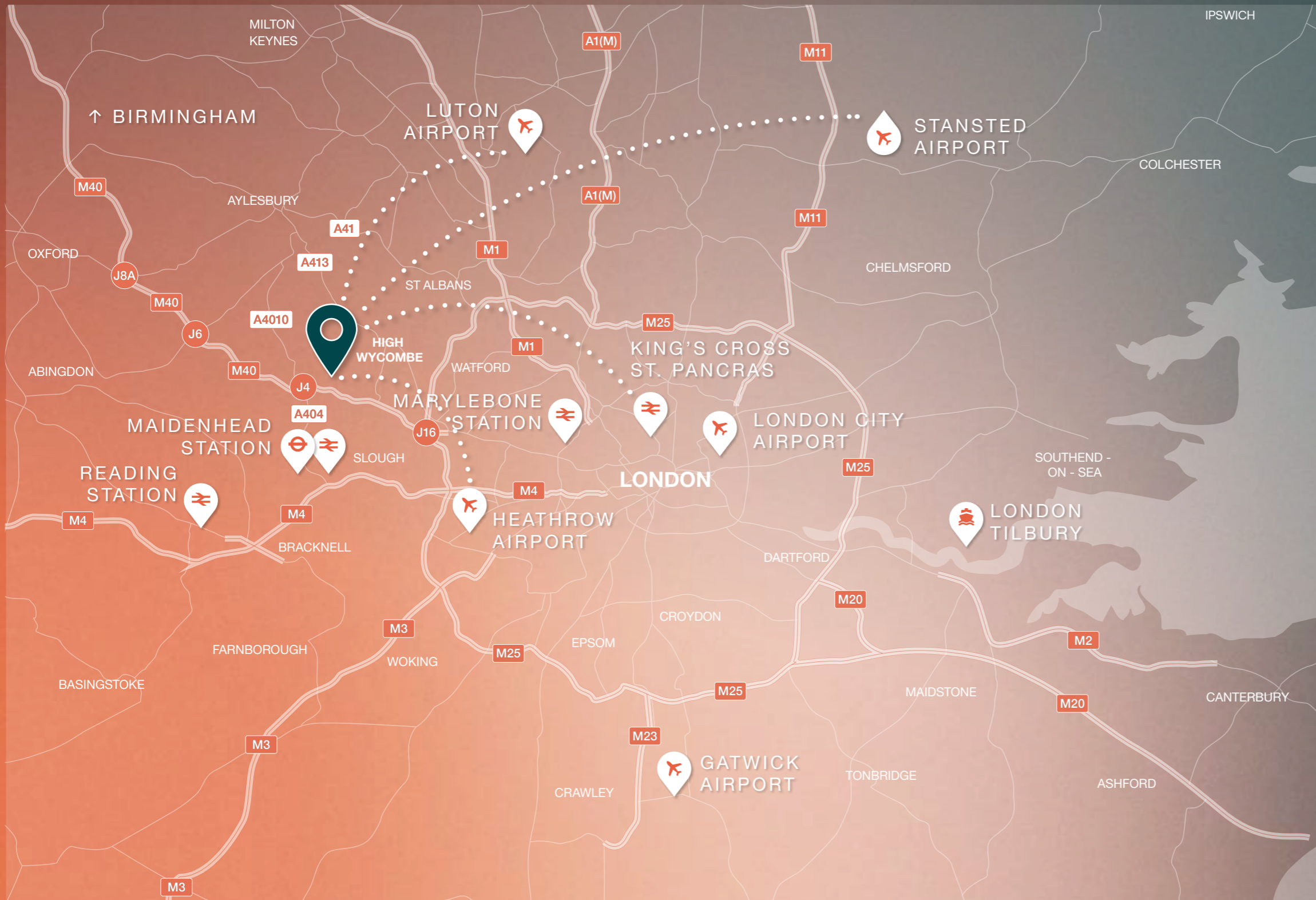
40% higher return on new job investments than the UK average

Nomis 2026



ELEVATING LOGISTICS ACROSS THE UK & EUROPE

High Wycombe X enjoys a prime position 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).



🚢 PORTS	MINS	MILES
London Tilbury	80	73
Southampton	90	69
Royal Portbury Docks	120	110
Felixstowe	140	125
Liverpool	200	190

✈️ AIRPORTS	MINS	MILES
Heathrow	24	19
Gatwick	67	56
Stansted	69	67
Birmingham	82	85
Manchester	166	175

🚗 ROADS	MINS	MILES
M40 J4	2	0.6
A404	3	0.8
M25 J16	15	12
M4 J8/9	16	10
M1 J6A	30	27

🚆 RAIL	MINS	MILES
High Wycombe	7	2.2
Thames Enterprise Park	45	25
London Gateway	56	29
Freightliner Birmingham	80	76
East Midlands Parkway	80	78

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RAILPEN

HIGH WYCOMBE X

Wrenbridge