

For Sale

15 Grade A Industrial/Warehouse Units Ranging From 2,712 – 19,644 sq ft Available Freehold | Q4 2026

- 9m clear internal height for maximum cubic capacity
- Floor loading of 37.5kN/m²
- 1 level access door per unit
- 14.6m 34.9m yard depth
- Electric vehicle charging points

Wycombe Works M40 J4

High Wycombe, HP11 1BX

2,712 to 19,644 sq ft

251.95 to 1,824.99 sq m

Reference: #326189

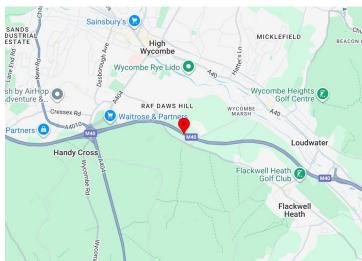


Wycombe Works M40 J4

High Wycombe, HP11 1BX







Summary

| Available Size | 2,712 to 19,644 sq ft / 251.95 to 1,824.99 sq m |
|----------------|---|
| EPC | EPC exempt - Currently being constructed or |
| | undergoing major refurbishment |

Description

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

Location

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.

Specification

- 9m clear internal height for maximum cubic capacity
- 1 level access door per unit
- Floor loading of 37.5 kN/m²
- 14.6m 34.9m yard depth
- First floor mezzanine for storage or fitting out as office space
- Allocated car parking
- Units capable of being combined
- Electric vehicle charging points
- BREEAM Targeting 'Very Good'

Drive Times

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

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

Melinda Cross

07748 267748

melinda.cross@jll.com

Katy Kenealy

07892 704 393

katy.kenealy@jll.com

Ms Joanna Kearvell (Chandler Garvey)

01494 796 050 | 07887 793030

James Garvey (Chandler Garvey)

01494 460258 | 07471996320

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AVAILABILITY SCHEDULE

| Unit | SQ FT GEA | Price | Availability |
|-------|-----------|------------|--------------|
| 1 | 4,856 | £1,456,800 | Available |
| 2 | 4,730 | £1,419,000 | Available |
| 3 | 4,730 | £1,419,000 | Available |
| 4 | 4,856 | £1,456,800 | Available |
| 5 | 4,316 | £1,294,800 | Available |
| 6 | 4,316 | £1,294,800 | Available |
| 7 | 2,803 | £840,900 | Available |
| 8 | 2,712 | £813,600 | Available |
| 9 | 2,803 | £840,900 | Available |
| 10 | 2,803 | £840,900 | Available |
| 11 | 2,712 | £813,600 | Available |
| 12 | 2,803 | £840,900 | Available |
| 13 | 6,593 | £1,977,900 | Available |
| 14 | 6,458 | £1,937,400 | Available |
| 15 | 6,593 | £1,977,900 | Available |
| Total | 64,084 | | |

Updated 7th August 2025



melinda.cross@jll.com katy.kenealy@jll.com

Katy Kenealy 07892 704393



jk@chandlergarvey.com jg@chandlergarvey.com 07887 793030

James Garvey 07471 996320

