

# To Let

**Unit 14, M40 Industrial Centre, Coronation Road,  
Cressex Business Park, High Wycombe, HP12 3TZ**  
5,677 sq ft (527.41 sq m)

- Trade Counter (STP) / Industrial / Warehouse Unit
- Current Trade Occupiers include: Grahams, Brandon Tool Hire
- City Plumbing, Edmundson, Benchmarx, Howdens



## Location

The M40 Industrial Centre is situated in a prominent position fronting Coronation Road. Cressex BusinessPark is less than 1 mile from Junction 4 of the M40 motorway.

Cressex Business Park is High Wycombe's premier employment area and is located approximately 1.5 miles south of the town centre where excellent shopping facilities are to be found in the recently opened Eden Shopping Centre. High Wycombe Railway Station provides regular train services to London Marylebone and Birmingham.

## Description

The centre comprises 15 industrial/warehouse buildings on a well maintained landscaped site providing a good level of car parking.

## Specification

Each unit also benefits from the following amenities:-

- Unit under refurbishment
- Established location
- Current trade occupiers include - Grant & Stone, Grahams, Wood Flooring Direct, Brandon Tool Hire, City Plumbing, Edmundson Electrical, Benchmarx and Howdens
- Single story portal frame construction with 6m eaves height
- Landscaped estate
- Approx 1/2 a mile from Junction 4 of the M40

## Accommodation (Approx. Gross Internal Area)

Description | Sq ft | Sq m  
Unit 14 | 5,677 | 527

## Communications

Road

- M40 (Junction 4) - 0.5 miles
- M4 (Junction 8/9) - 11 miles
- M25 (Junction 6) - 11 miles
- Reading - 17 miles
- Oxford - 25 miles
- Central London - 29 miles

## Tenure

The unit is available on a new full repairing and insuring lease for a term by arrangement.

## EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

## Rent

£9.75 per sq ft From  
*exclusive of rates, service charge and VAT (if applicable).*



## Contacts

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