

The image shows a wide-angle view of a modern industrial park with two long, single-story buildings. The buildings have grey corrugated metal siding and white roll-up doors. Some units have large glass windows. The ground is a light-colored paved area. In the background, there are green trees and a clear blue sky with some white clouds. A blue banner is in the top right corner.

SUMMERLEYS BUSINESS CENTRE

SUMMERLEYS ROAD, PRINCES RISBOROUGH

**NEW FLEXIBLE BUSINESS UNITS
FOR SALE FREEHOLD/TO LET**

AVAILABLE NOW
UNITS FROM
2,728 SQ FT – 13,543 SQ FT

SUMMERLEYS BUSINESS CENTRE

A new high quality industrial/warehouse development situated at the end of an attractive and well-established gated business park environment, between Ercol Furniture and Princes Risborough Railway Station.

The business centre is within walking distance of Princes Risborough mainline railway station, with frequent connections to London Marylebone, Bicester, Oxford and Birmingham.





**ONLY 7.5 MILES TO M40/J6
AND 21 MILES FROM
M25 MOTORWAY**



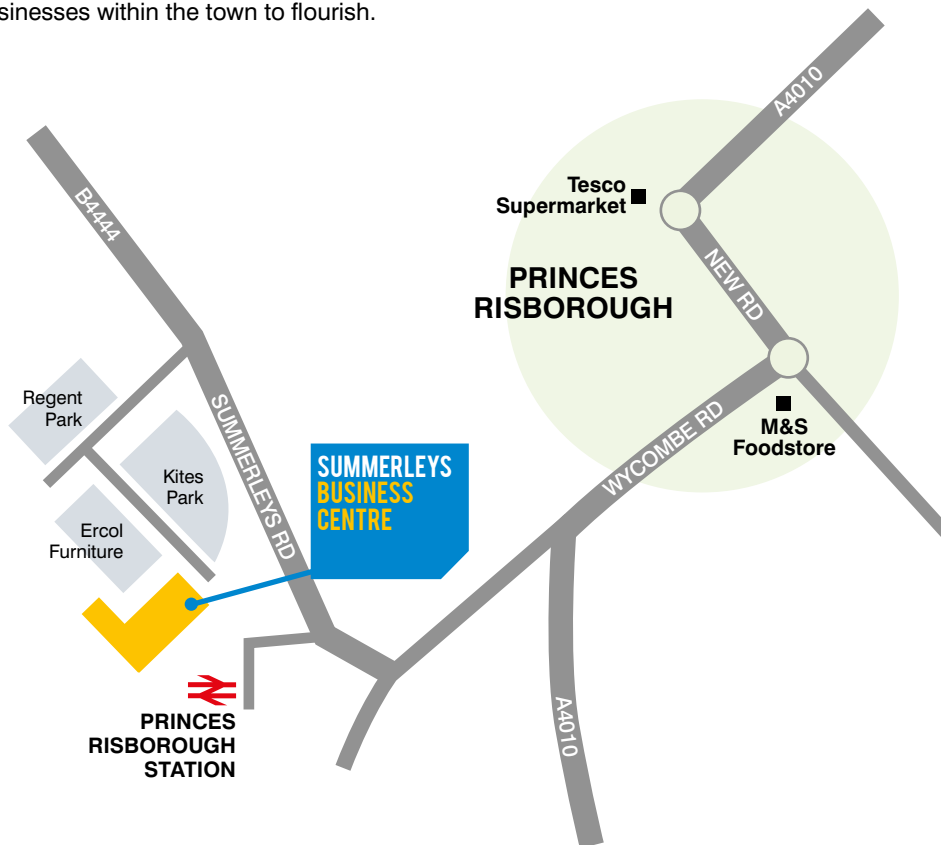
**ESTABLISHED SUCCESSFUL
BUSINESS PARK
ENVIRONMENT**



**ONLY 15 MINS WALK
TO PRINCES RISBOROUGH
TRAIN STATION**

Princes Risborough is an attractive historic market town lying at the foot of the Chiltern Hills. The town has a range of shops including a Marks & Spencer food hall, WH Smith, Costa Coffee and a Tesco supermarket.

Currently the population is 8,000. This is due to expand to the west with the addition of 2,500 homes, which is projected to take the town's population to 14,000/15,000 people. This will enable existing and new professional, manufacturing and commercial businesses within the town to flourish.



	TOTAL SQ M	TOTAL SQ FT	PARKING SPACES
UNIT 1	321	3,453	8
UNIT 2 (SOLD)	253	2,728	6
UNIT 3	253	2,728	6
UNIT 4	578	6,219	14
UNIT 5 (SOLD)	274	2,948	7
UNIT 6	354	3,814	8
UNIT 7	354	3,814	8
UNIT 8	549	5,915	13
TOTAL	2,937	31,619	70

(Gross internal areas to the nearest whole number)

SPECIFICATION

- > B2/B8 uses (minimum 17% B8 ground floor space per unit)
- > 3-phase power (21 kVA (smallest units) to 47 kVA (largest unit))
- > Minimum 7 metres internal eaves height
- > 5 x 4 metre roller shutter doors
- > EPC ratings: B (49) to C (56), depending on unit
- > High quality ground and first floor fitted offices with A/C & disabled WCs - units 1, 3, 6 and 8
- > Mezzanine storage in units 2, 4, 5 & 7
- > FTTP Fibre broadband available

EXCELLENT TRANSPORT LINKS

Princes Risborough is 7.5 miles north east of Junction 6 of the M40, and 21 miles from the M25, with an excellent rail service to both Birmingham and London. This will be significantly enhanced upon completion of Phase 2 of the East West Rail Link (Bicester to Bedford), for which major construction works are due to commence in late 2019, with services due to be running by late 2023.

For more information see www.eastwestrail.co.uk

TRANSPORT DISTANCES



Thame	7 miles
High Wycombe	9 miles
Aylesbury	10 miles
M Maidenhead	18 miles
Oxford	21 miles
Heathrow Airport	28 miles
Central London	42 miles



Birmingham Moor Street	1 hr 15 mins
High Wycombe	9 mins
Aylesbury	17 mins
Bicester Village	16 mins
Oxford	33 mins
London Marylebone	45 mins

(Fastest journey times shown. Distances and times sourced via Google Maps and National Rail Enquiries.)

TERMS

For Sale Freehold or To Let: Rents / Prices upon application.

VAT

VAT will be applicable.

