



**CRESSEX BUSINESS PARK
LANCASTER ROAD
HIGH WYCOMBE HP12 3QH**

11M MAX EAVES HEIGHT



26,244 SQ FT (2,438 SQ M) WAREHOUSE / TRADE COUNTER UNIT TO LET

Description

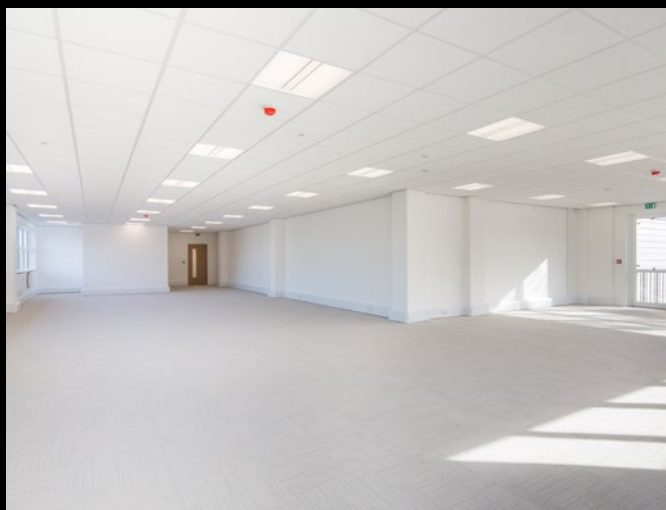
The property comprises a detached warehouse unit, which has been fully refurbished and includes integral ground and first floor offices. The property offers 11m max eaves height, two level-loading access doors with room for the instalment of an additional level-loading access door. The warehouse includes 57 demised parking spaces, inclusive of separate secure parking to the rear of the unit on Wellington Rd. There are also rights to a further 17 spaces on a first come first served basis.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor Offices	2,491	231
First Floor Offices	2,491	231
Warehouse	21,262	1,975
Total	26,244	2,438

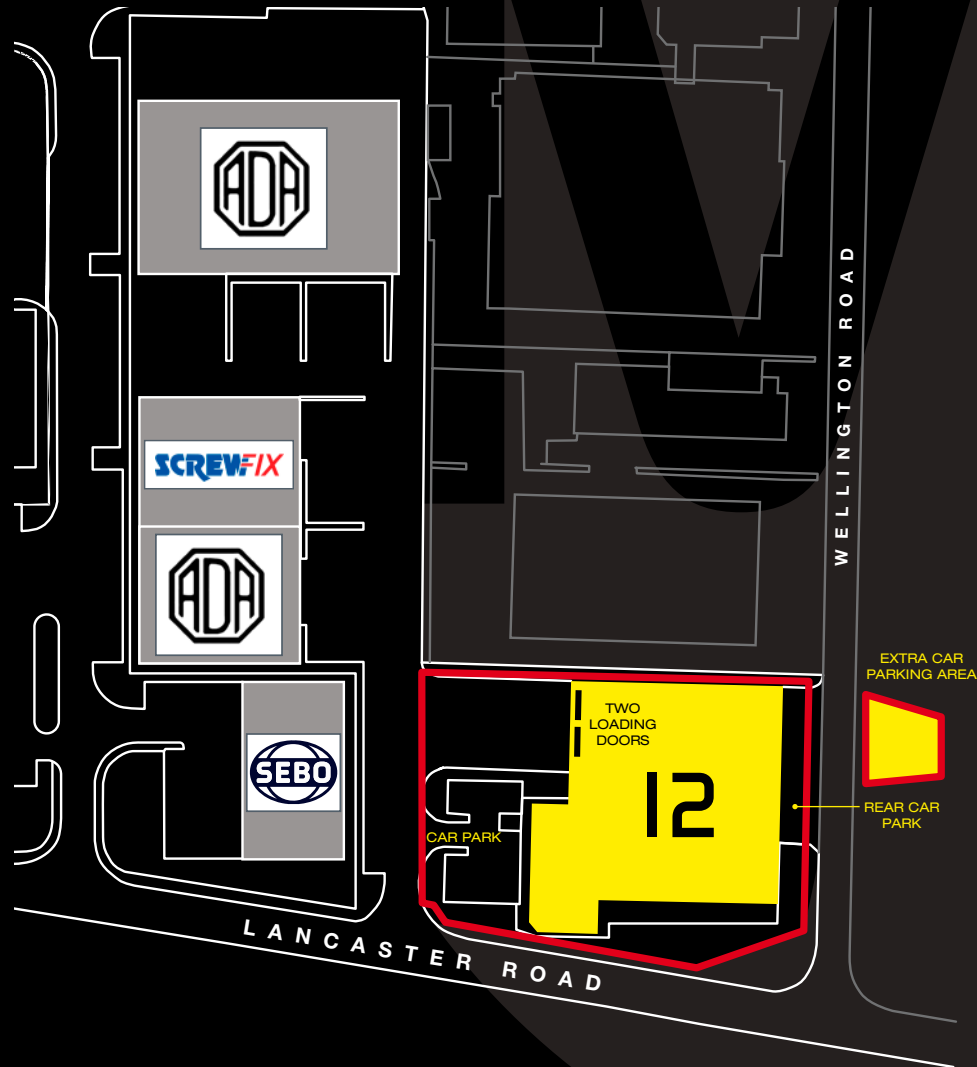
Specification

- Fully refurbished warehouse
- Excellent prominence and main road frontage
- Two new level-access loading doors
- New warranty backed roof coating
- New cladding
- New double glazed windows and doors
- Newly fitted offices with LED lighting
- Max eaves height 11m
- 1.4 miles to J4 of the M40
- Additional demised parking on Wellington Road



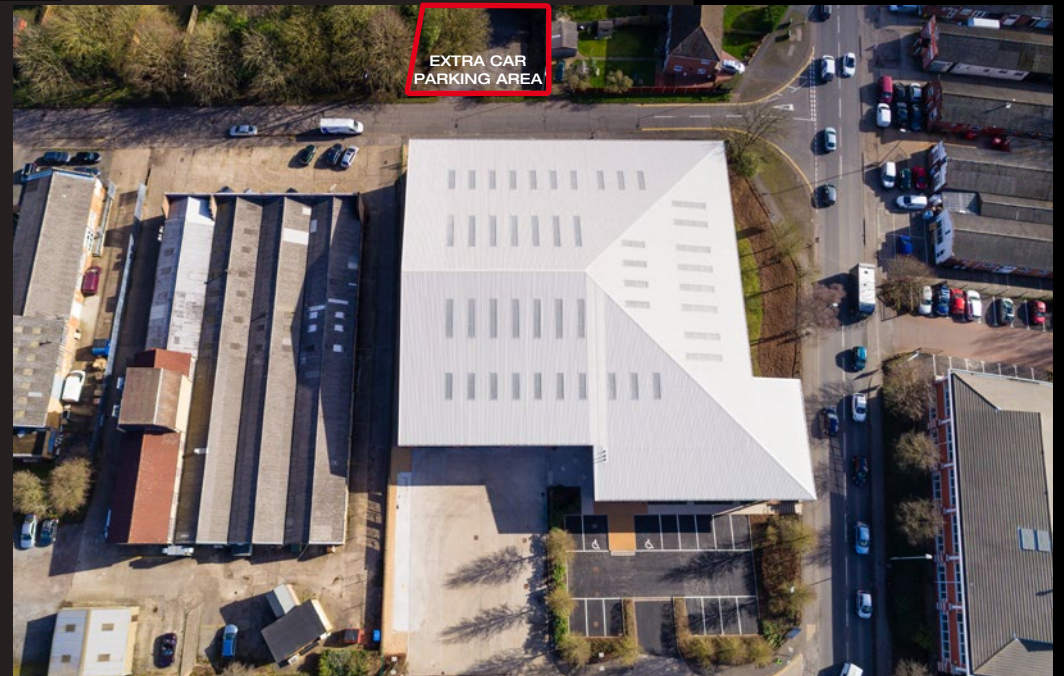
Floor Plan

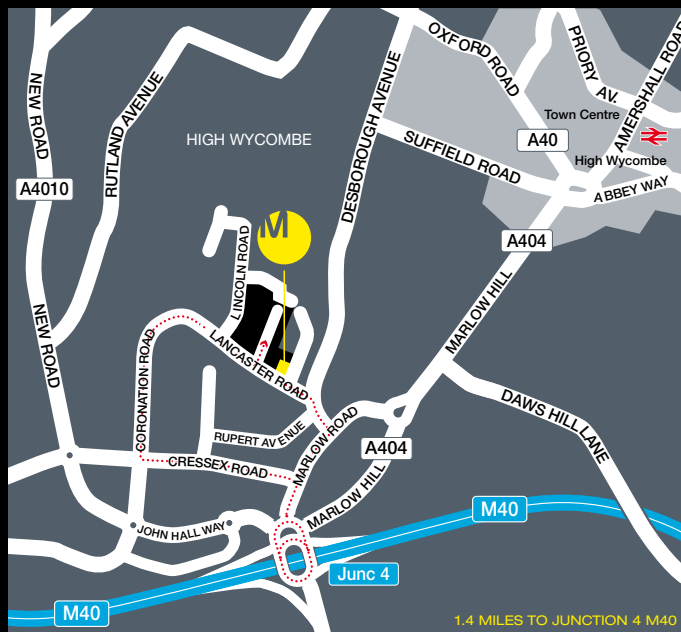
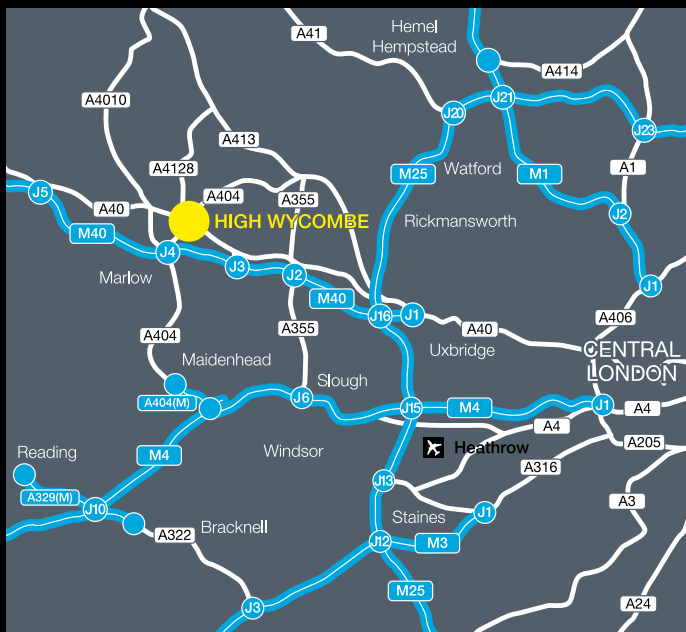
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Plan not to scale and indicative only.

1.4 MILES TO JUNCTION 4 M40





Location

The property is situated on Lancaster Road on the Merlin centre development on the Cressex Business Park, High Wycombe. The site has excellent main road frontage and good access to Junction 4 of the M40, which provides access to the M25, M4, Heathrow Airport and Central London.



Terms

The property is only available on a new FRI lease for a term to be agreed.

EPC

The building has a rating of C.

Business Rates

Prospective occupiers should make their own enquiries with the Local Rating Authority.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.

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TAYLER REID.