



## Units B2-B4 Lincoln Road

High Wycombe, HP12 3RH

### **BRAND NEW INDUSTRIAL / TRADE COUNTER UNITS**

**1,690 to 10,710 sq ft**  
(157.01 to 994.99 sq m)

- Under Construction, completion due September 2024
- Available individually or in combination
- Car parking
- Early expressions of interest are sought
- Class B2, B8 & E
- 6.5m eaves rising to 9.2m at the pitch

# Units B2-B4 Lincoln Road, High Wycombe, HP12 3RH

## Summary

<b>Available Size</b>	1,690 to 10,710 sq ft
<b>Rent</b>	£11.50 - £16 per sq ft
<b>Business Rates</b>	As yet to be assessed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Unit - B2	4,833	£11.50 /sq ft	Available
Unit - B3	1,690	£16 /sq ft	Available
Unit - B4	4,187	£16 /sq ft	Available
<b>Total</b>	<b>10,710</b>		

## Description

Units B2-B4 Lincoln Road is a new development currently under construction, set within High Wycombe's main industrial and trade area, Cressex Business Park. High Wycombe is a thriving commercial centre with easy access to the M40 and M25.

The Units have planning permission for uses E, B2 and B8 for industrial / warehouse and trade and are due to be completed in September 2024.

The Units can be acquired on an individual basis, or in combination and can be interconnected to suit a particular requirement. There is parking to the front of the site which will be shared amongst the occupiers.

Each Unit has at least one loading door, clear open space (no pillars) with a minimum eaves of 6.5m rising to 9.2m at the pitch.

## Location

The town of High Wycombe is located off junction 4 of the M40 motorway, approximately 30 miles west of Central London. The M25 motorway lies only 14 miles to the east and, together with the M4 and M1 motorways, offers excellent communications to the national motorway network.

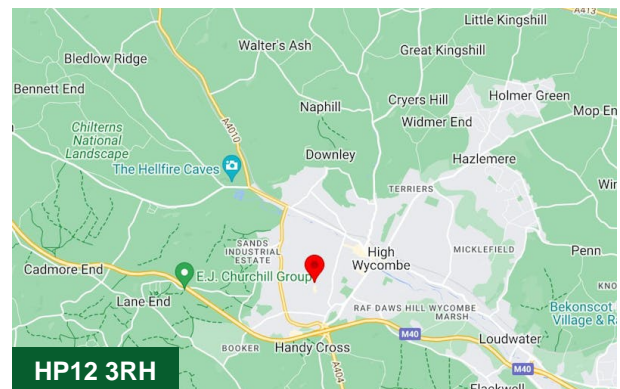
The property is situated midway along Lincoln Road, on the Cressex Business Park, which is High Wycombe's premier employment area due to its proximity to Junction 4 of the M40.

## Terms

A new sub-lease/s are available direct from our client on terms to be agreed.

## Money Laundering / Identity Checks

Money laundering and Identity checks will be carried out on all tenants, and proof of identity documents will be required.



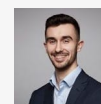
## Viewing & Further Information



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