



Unit B4 Lincoln Road, High Wycombe, HP12 3RH

**To Let | 4,187 sq ft**

BRAND NEW INDUSTRIAL / TRADE COUNTER UNIT

## Unit B4 Lincoln Road, High Wycombe, HP12 3RH

### TO LET

#### Summary

- Size: 4,187 sq ft
- Rent: £11.50 per sq ft
- Rates payable: As yet to be assessed

#### Further information

- [View details on our website](#)
- [Microsite](#)

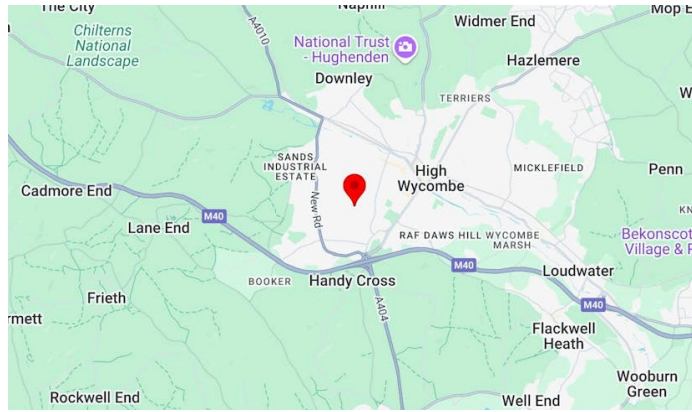
#### Viewings and Further Information



James Garvey  
01494 460258 | 07471996320  
jg@chandlergarvey.com



Joanna Kearvell  
07887 793030  
jk@chandlergarvey.com



#### Description

Unit B2 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 Unit has planning permission for uses E, B2 and B8 for industrial / warehouse and trade and are due to be completed is March 2025.

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.

#### VAT

Applicable

#### Legal fees

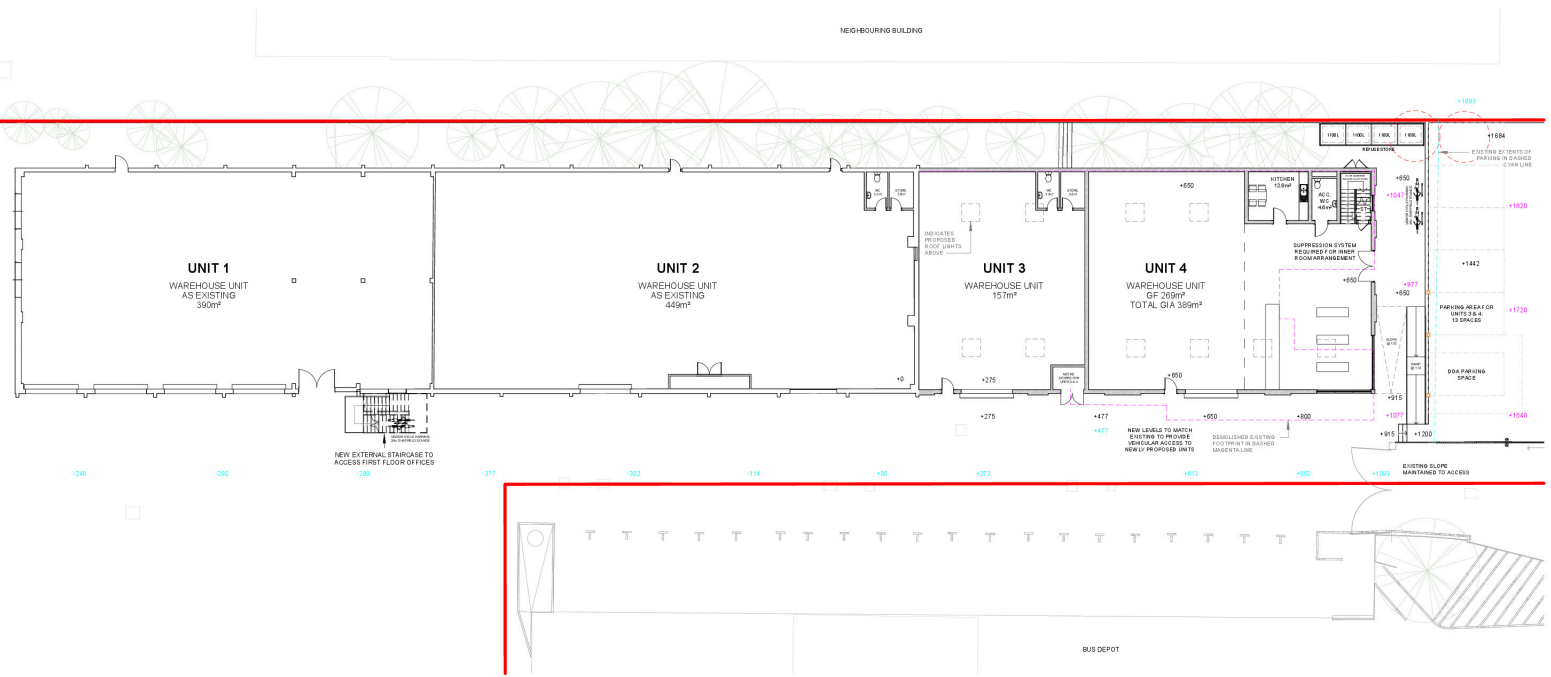
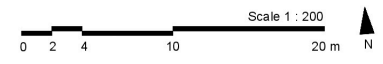
Each party to bear their own costs

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>Rent</b>	<b>Availability</b>
Unit - B4	4,187	-	Available
<b>Total</b>	<b>4,187</b>		

# Floor plan



project  
Unit B Lincoln Road

drawing  
Proposed Ground Floor Plan

drawing no  
1324 / 200

purpose of issue  
PLANNING

drawn CF

checked TD

scale @ A2 1:200

date 13/04/23

date rev description

The contractor is responsible for checking dimensions, tolerances, details and references.

Any discrepancy to be verified with Thomas Alexander Design Ltd. before proceeding with the works.

Drawings are for planning purposes only and are not to be used for construction.

Where an item is covered by drawings to different scales the larger scale drawings to be adopted.

Do not scale drawing. Figured dimensions to be worked to in all cases.



