

LAST THREE
UNITS

TRADE COUNTER WAREHOUSE UNITS

WITHIN 1 MILE FROM M40 (J.4)

M40

J4 TRADE CENTRE

CRESSEX INDUSTRIAL PARK HP12 3RS

Grant & Stone
Builders & Plumbers Merchants • Electrical Wholesalers

BENCHMARK
Kitchens and Joinery

EDMUNDSON
ELECTRICAL

BRANDON Hire

HOWDENS
JOINERY CO.

SPACERS
TILE AND WOOD FLOORING

Graham
The Plumbers' Merchant

CITY PLUMBING
SUPPLIES
part of the Track Parkline Group



3,500 - 9,300 SQFT (GIA) TO LET
AVAILABLE REFURBISHED

LOCATION

The M40 Trade Centre is situated in a prominent position fronting Coronation Road. Cressex Business Park 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 1½ 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 trade counter warehouse units on a well maintained landscaped site providing a good level of car parking.

FEATURES

- EPC rating: G
- Refurbished units available
- Single storey portal frame construction with 6m eaves height
- Landscaped estate
- Approx 1/2 a mile from Junction 4 of the M40
- Large signage provisions

TERMS

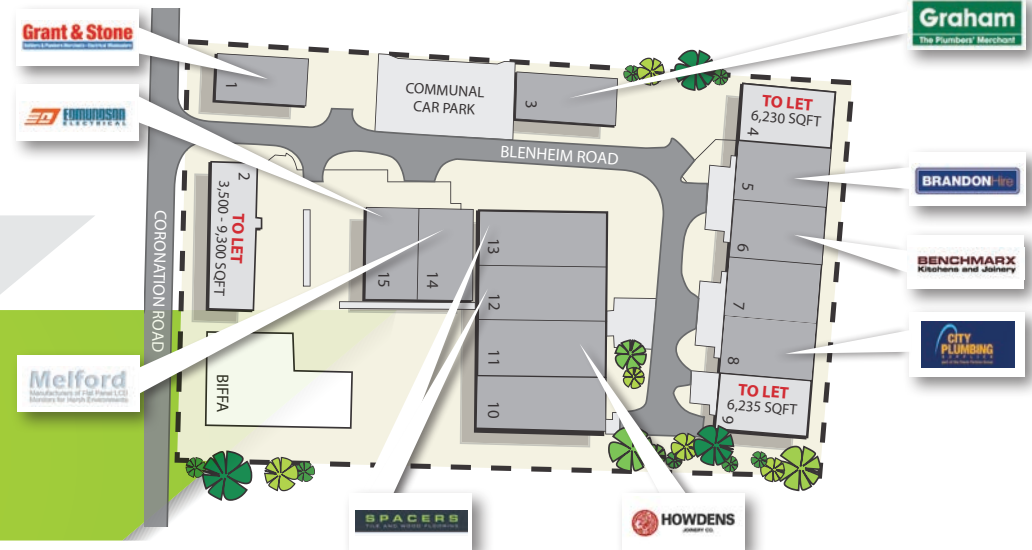
Units are available on Full Repairing & Insuring Leases, terms to be agreed.

RENT

Upon application.

COMMUNICATIONS

Road		
M40	J. 4	1 mile
M4	J. 8/9	11 miles
M25	J, 16	11 miles
Central London		29 miles
Heathrow		20 miles



Misrepresentation Clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements of representations of fact. All prices and rents quoted exclusive of VAT. Furniture shown is not included in any transaction. April 2017

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