

To Let

**Unit 4, M40 Industrial Centre, Coronation Road,
Cressex Business Park, High Wycombe,
Buckinghamshire, HP12 3RS**

6,273 sq ft (582.78 sq m) GIA

- Trade Counter (STP) / Industrial / Warehouse Unit
- Current Trade Occupiers include: Grahams, Brandon Tool Hire
- City Plumbing, Edmundson, Benchmarx, Howdens



Location

The M40 Industrial Centre is situated in a prominent position fronting Coronation Road. Cressex BusinessPark 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 1.5 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 industrial/warehouse buildings on a well maintained landscaped site providing a good level of car parking.

Specification

Each unit also benefits from the following amenities:-

- Recent refurbishment
- Established location
- Current trade occupiers include - Grant & Stone, Grahams, Wood Flooring Direct, Brandon Tool Hire, City Plumbing, Edmundson Electrical, Benchmarx and Howdens
- Single story portal frame construction with 6m eaves height
- Landscaped estate
- Approx 1/2 a mile from Junction 4 of the M40

Accommodation (Approx. Gross Internal Area)

Description	Sq ft	Sq m
Unit 4	6,273	582.78

Communications

Road

M40 (Junction 4) - 0.5 miles

M4 (Junction 8/9) - 11 miles

M25 (Junction 6) - 11 miles

Reading - 17 miles

Oxford -25 miles

Central London - 29 miles

Tenure

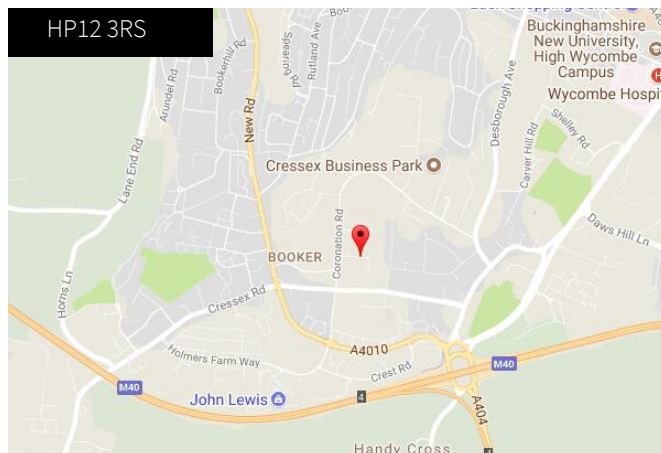
The unit is available on a new full repairing and insuring lease for a term by arrangement.

EPC

This property has been graded as 104 E.

Rent

From £9.25 per sq ft



Contacts

JLL

Shaun Rogerson

+44 (0)207 087 5307

Shaun.Rogerson@eu.jll.com

JLL

Phoebe Farrell

+44 (0)207 087 5951

Phoebe.Farrell@eu.jll.com

Duncan & Bailey - Kennedy

Adrian Dolan

01494 450 951

adriand@dbk.co.uk

Duncan & Bailey - Kennedy

Jim Sheldon

01494 450 951

jims@dbk.co.uk

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