

# UNIT B FOR SALE/TO LET

15,416 sq ft (1,432 sq m)

Comprehensively refurbished industrial/warehouse unit strategically situated within the Thames Valley



**Wye**  
Business  
Park

[www.wyebusinesspark.co.uk](http://www.wyebusinesspark.co.uk)

**LAST  
UNIT**  
AVAILABLE  
FOR IMMEDIATE  
OCCUPATION



THOMAS ROAD | WOOBURN GREEN | NR HIGH WYCOMBE | BUCKINGHAMSHIRE | HP10 0PF

Chancerygate



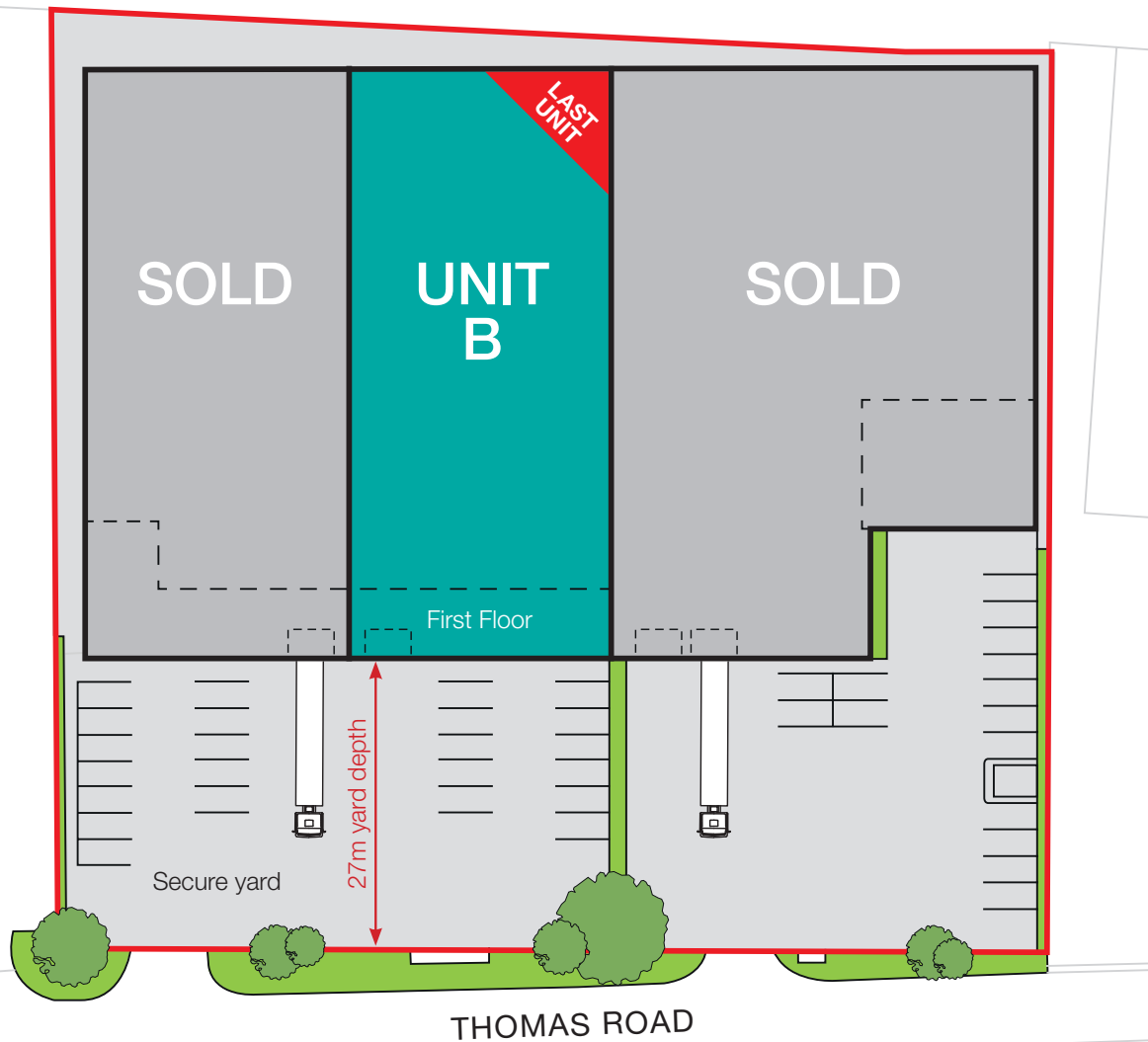
A modern warehouse unit ideally suited for serving West London, Heathrow, the Western Home Counties and the wider South East.



## Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)	Car parking spaces
Unit B	13,797	1,619	<b>15,416</b> (1,432 sq m)	11

\*Areas are on a GEA basis



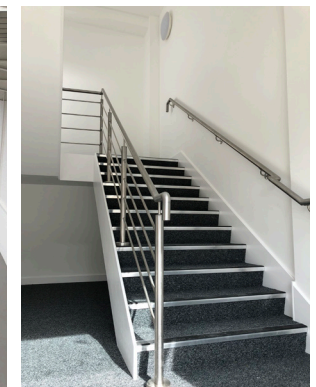
## General specification

**Unit B** is comprehensively refurbished, including a brand new front elevation and roof over clad. The unit provides;

- 7m clear internal height
- Lighting to the warehouse
- Gas, water, electric and telecoms for occupiers to connect into
- Full height electric loading door
- First floor for additional storage or fitting out as offices
- Gated secure yard

## Planning use

B8 (warehouse). B1 (c) and B2 industrial uses are subject to planning.

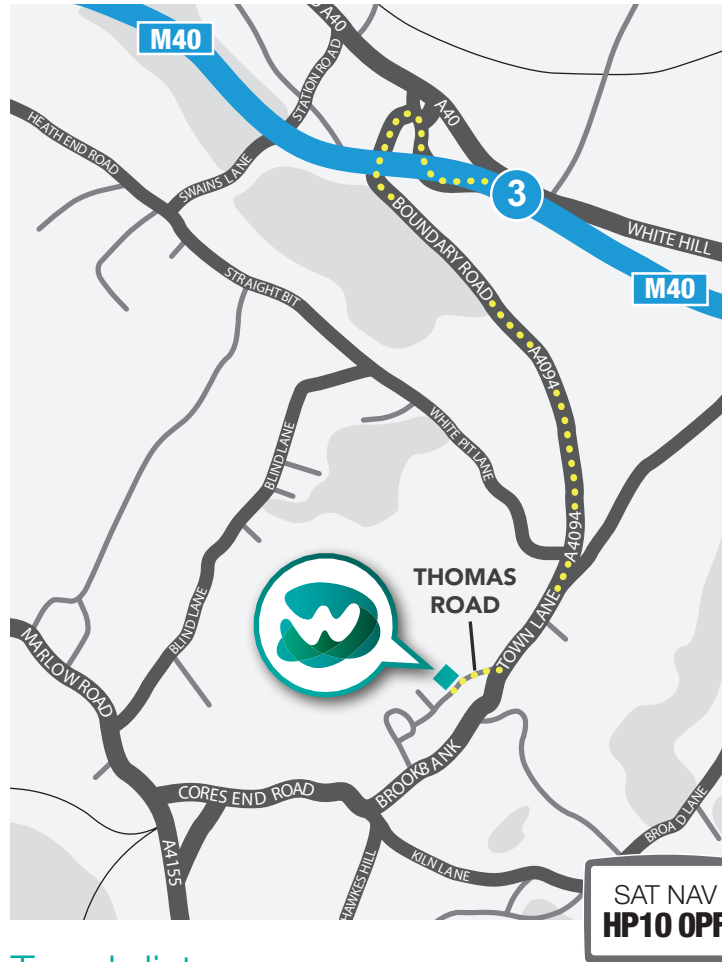


## Location

Wye Business Park is located on Thomas Road which is accessed via the A4094 Town Lane which links Loudwater, High Wycombe and Bourne End. The active Soho Mill and Wooburn Green Industrial Estates are located immediately to the west, with the picturesque centre of Wooburn being a short walking distance from the property.

Its position is ideally placed for companies looking to access the M40 (2 miles north) which provides excellent access to the M25 (J15) 10 miles to the west and on to West and Central London which is 28 miles distance. Travelling north, Oxford, the Midlands and Birmingham are all within easy reach. High Wycombe, Loudwater, Bourne End, Beaconsfield, Maidenhead and The Thames Valley towns are within a short drive time from this location.

Bourne End railway station is 1.3 miles to the west and provides services to London Paddington via Maidenhead main line station. Heathrow Airport is a short 25 minute drive.



## Travel distances

### BY ROAD:

M40	2 miles/6 mins	Park Royal	21 miles/27 mins
High Wycombe	5 miles/14 mins	Central London	28 miles/49 mins
Maidenhead	7 miles/17 mins	Oxford	35 miles/53 mins
Slough	8 miles/23 mins	Birmingham	101 miles/1 hr 40
M25 J15	10 miles/14 mins		

### AIRPORTS:

Heathrow	17 miles/25 mins	Gatwick	56 miles/1 hour
Luton Airport	37 miles/46 mins		

[www.wyebusinesspark.co.uk](http://www.wyebusinesspark.co.uk)

## Terms

Freehold or Leasehold available.

More information available through the joint selling agents:



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[jll.co.uk/property](http://jll.co.uk/property)

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2019.