

## Refurbished Warehouse / Industrial Unit – TO LET

### Unit 3 Century Point, Cressex Business Park, High Wycombe HP12 3SL



- 10,441 sq ft (970 sq m)
- End of terrace industrial / warehouse unit to be comprehensively refurbished
- 1 ground level loading door

Further Information and  
Viewing

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# Modern Detached Warehouse / Industrial Unit – TO LET



**Size**  
10,441 sq ft

**Tenure**  
Leasehold

**Rent**  
Upon application

**Further Information**  
Available upon request

**EPC Rating**  
C-67

**July 2016**

**Location**  
Century Point is situated in the heart of Cressex Business Park on Halifax Road. The property benefits from excellent road communications with Junction 4 of the M40 motorway located approximately one mile to the south. The M40 provides direct links to London and the M25 southbound and Birmingham and the midlands northbound.

High Wycombe train station is located in the town centre approximately 1½ miles to the north and provides quick access to London's Marylebone Station within 25 minutes.

**Description**  
Unit 3 comprises an end of terrace warehouse unit of steel portal frame construction in a single bay with two storey office to the front. The façade of the office accommodation is constructed in full height brick whilst the warehouse is of full height profile-clad elevations.

The office car parking is located to the front of the unit whilst a separate loading yard provides access to the warehouse at the rear via a level access loading door. Internally the unit benefits from a ground and first floor office block and an eaves height of 7.50m.

The property benefits from the following specification:

- 7.5 metre eaves height
- Security gatehouse at entrance to the estate
- 1 ground level loading door
- Good parking provision
- EPC – TBC (following refurbishment)
- Ground and first floor offices
- Available late 2016 following refurbishment

**Legal Costs**  
Each party to bear their own legal costs in this transaction.



Not to Scale

Floor Areas	Sq ft	Sq m
Warehouse	7,317	679.8
Covered Loading	406	37.7
Offices	2,718	252.5
<b>Total</b>	<b>10,441</b>	<b>970</b>

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