

HIGH WYCOMBE

# crest

DISTRIBUTION PARK

JUST  
ONE UNIT  
REMAINING



## TO LET – UNIT 8

A NEW SPECULATIVE WAREHOUSE UNIT OF 12,588 SQ.FT

[CLICK HERE FOR VIRTUAL TOUR](#)

Unit 8, Crest Distribution Park, Crest Road  
High Wycombe, Buckinghamshire HP11 1WT

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



## **Unit 8** Crest Distribution Park

### LOGISTICS AND LIGHT INDUSTRIAL DEVELOPMENT

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**Unit 8, Crest Distribution Park** is a speculative warehouse unit of 12,588 sq.ft.

Located within 0.5 miles of Junction 4 of the M40. This location provides occupiers immediate access to the M40 and unrivalled links to London, Oxford, Maidenhead and Birmingham. The site also benefits from well known occupiers located nearby including; John Lewis, Waitrose, Next, Five Guys, ASDA, Porsche, Bentley, Costa and the new Aldi and McDonald's adjacent to the site.

The scheme has been developed to the highest specification and green standards, including net zero carbon emissions. The EPC A+ rating demonstrates our development is net zero carbon emissions for regulated energy use i.e. energy used for heating, cooling, ventilation & lighting.



## Site Plan Unit 8

SITE AREA	UNIT	GROUND GEA SQ.FT	FIRST GEA SQ.FT	TOTAL GEA SQ.FT	TOTAL GEA SQ.M
5.46 A / 3.12 HA	1	LET TO FLOOR IT		7,714	717
	2	LET TO REXEL		4,917	457
	3	LET TO BREWERS		4,421	411
	4	LET TO CONSTANT AIR SYSTEMS LTD		28,826	2,678
	5	LET TO NICLEN		24,283	2,256
	6	LET TO STRICTLY FX		17,650	1,640
	7	LET TO SKY TYRES		14,515	1,348
	<b>8</b>		<b>10,792</b>	<b>1,796</b>	<b>12,588</b>
<b>TOTAL</b>		<b>98,313</b>	<b>16,723</b>	<b>115,036</b>	<b>10,687</b>





## Unit 8

Unique To You

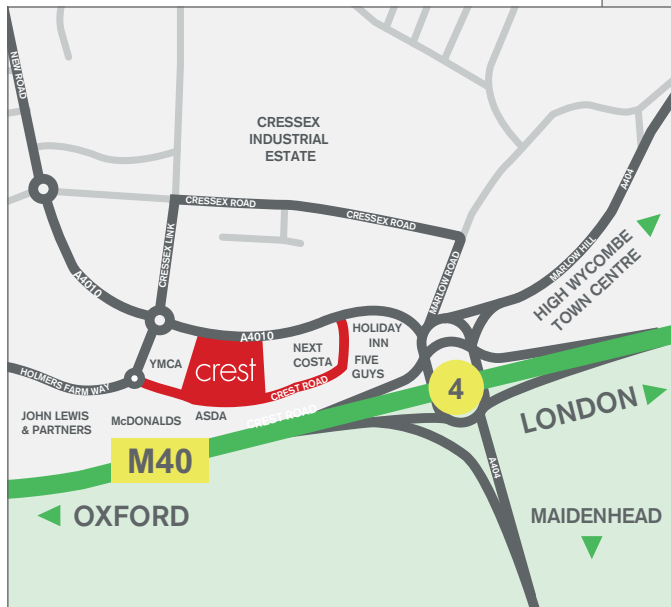
Unit 8 has strong green credentials and a superior specification with the building designed to perform for all occupiers;

### SPECIFICATION

- EPC A+ Rating
- BREEAM 'Excellent' rating
- 8m clear internal eaves height
- Max height to undercroft to ensure maximum working space
- 50.0 kN/m<sup>2</sup> minimum warehouse floor loading
- Multiple electric car charging points are provided
- Mechanical ventilation, heating, and comfort cooling to office
- Lobby with ceramic tiles, brushed metal ironmongery, brushed metal vertical radiators and walnut veneer solid doors

### ECO-INITIATIVES

- Net zero CO<sub>2</sub> emissions for regulated energy use (EPC A+)
- Roof-Mounted photovoltaic Panels for on-site electricity generation (PV)
- 12-15% roof lights in warehouse to ensure unencumbered natural light
- High efficiency LED lighting with automatic daylight dimming & occupancy switching
- Air source heat pump to provide heating & cooling to the office
- Thermal insulation and airtightness in excess of Building Regulation standards



SAT NAV: HP11 1WT

**ROAD**

M40 Junction 4	0.2 miles
High Wycombe Station	2 miles
M4 Junction 8/9	11 miles
M25 Junction 16	11 miles
M1 Junction 21	25 miles
Oxford	21 miles
Central London	27 miles
Birmingham	70 miles

**RAIL**

London, Marylebone	27mins
Birmingham, Snow Hill	1hr 25min

**AIR**

Heathrow	19 miles
Stanstead	69miles

**UNIT 8, CREST DISTRIBUTION PARK**

Crest Distribution Park is located off Junction 4 of the M40 motorway and benefits from excellent communication links. Almost adjacent occupiers include; John Lewis, Waitrose, ASDA, Next, Five Guys, McDonalds, Costa and TGI Fridays.

Crest is situated in a prominent location on Crest Road less than one mile from Junction 4 of the M40 motorway. The M40 provides access to M25, Central London via A40, Junction 8/9 of the M4 via the Marlow Bypass and the West Midlands. The development is within two miles of the town centre and High Wycombe's mainline railway station which provides regular train services to London Marylebone (27 minutes).

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