

J4 M40

Available Spring 2027

HIGH WYCOMBE 

NEW BEST IN CLASS WAREHOUSE DEVELOPMENT PHASE ONE COMPLETE & FULLY LET



“We worked closely with Railpen to create a new headquarters that meets our operational needs while aligning with our sustainability goals, supports our future growth plans, and helps us play a continued role in supporting local economic growth and employment. We are proud to now call this new building our home”



[VIEW DEVELOPMENT TIMELINE](#)

A DYNAMIC LOGISTICS HUB LOCATED IN THE HEART OF CRESSEX BUSINESS PARK

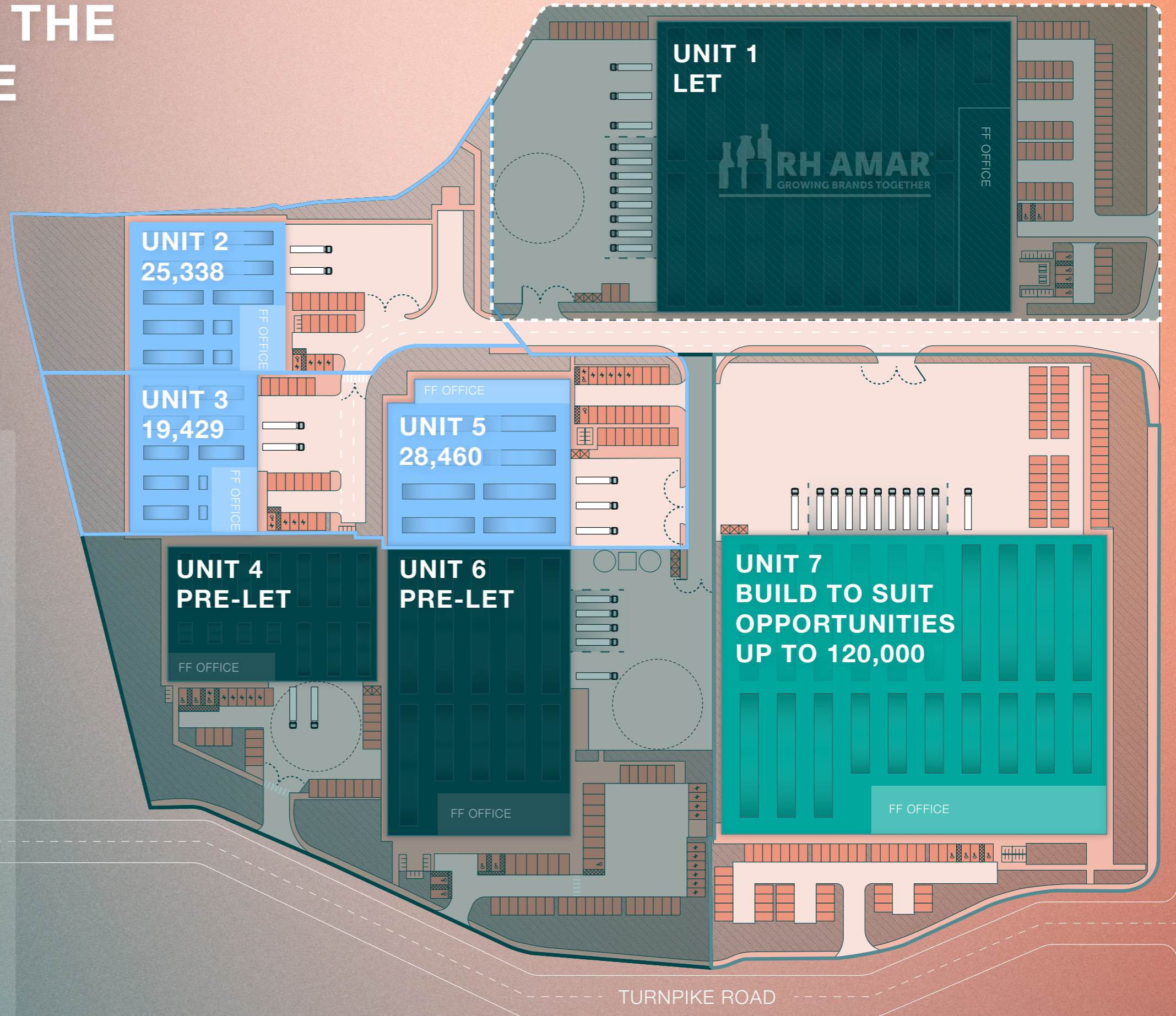
High Wycombe X is conveniently located in Cressex Business Park, High Wycombe's premier industrial estate. Home to a diverse mix of regional and national businesses, the estate provides a thriving environment for growth.

FURTHER DETAILS

- 📍 Cressex Business Park, HP12 3TZ
- 🚗 [///upon.keeps.expand](http://upon.keeps.expand)



A NEW STATE OF THE ART WAREHOUSE DEVELOPMENT



PHASE 1 COMPLETED NOVEMBER 2025

UNIT 1 - COMPLETE & LET

PHASE 2 AVAILABLE TO LET FROM SPRING 2027

UNIT 2 - AVAILABLE 25,338 SQ FT

UNIT 3 - AVAILABLE 19,429 SQ FT

UNIT 4 - PRE - LET

UNIT 5 - AVAILABLE 28,460 SQ FT

UNIT 6 - PRE - LET

PHASE 3 AVAILABLE TO LET FROM SPRING 2028

UNIT 7 - BUILD TO SUIT UP TO 120,000 SQ FT

UNIT 2

25,338 SQ FT

| UNIT 2 | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Warehouse | 22,873 | 2,125 |
| First Floor Office | 2,465 | 229 |
| Total | 25,338 | 2,354 |



8M CLEAR INTERNAL HEIGHT
11.6M TO THE APEX



40.5M YARD
DEPTH



2 LEVEL ACCESS
LOADING DOORS



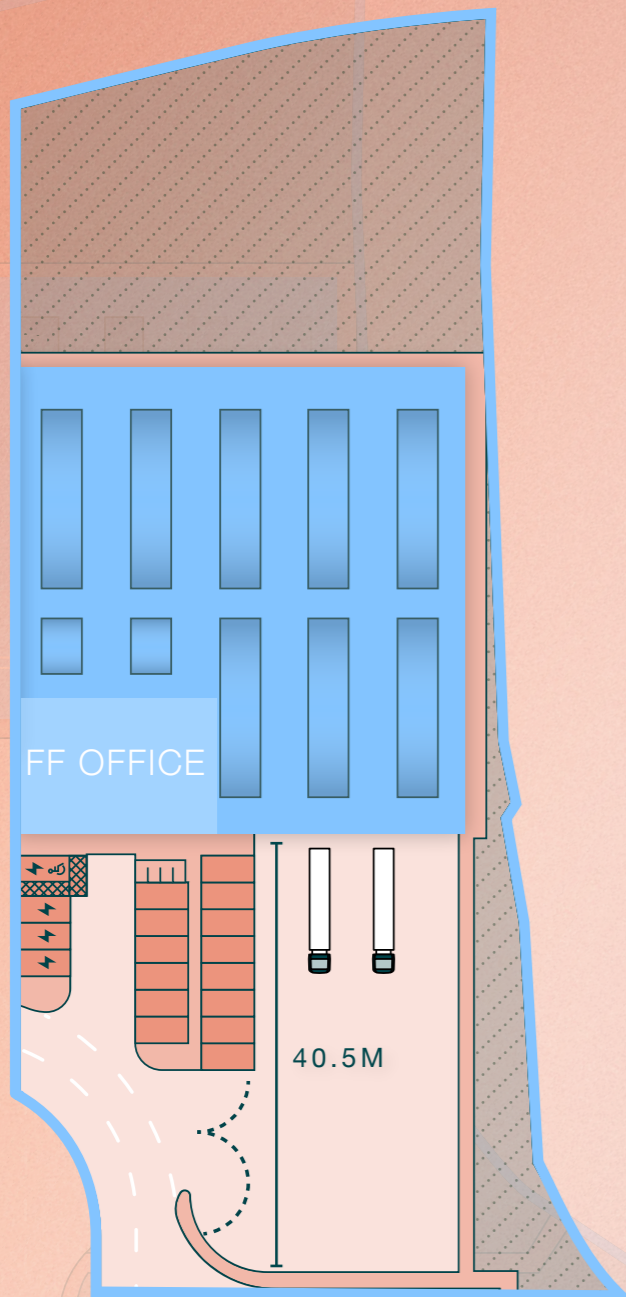
18 CAR
PARKING SPACES



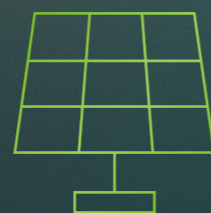
15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



*INDICATIVE CGI



ESTIMATED ANNUAL PV SAVINGS

£18,867.20

Based on a comparison with a 20-year-old building of the same size



POWER SUPPLY
185KVA



TARGET EPC A+ & BREEAM EXCELLENT

UNIT 3 19,429 SQ FT

| UNIT 3 | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Warehouse | 16,996 | 1,579 |
| First Floor Office | 2,433 | 226 |
| Total | 19,429 | 1,805 |



8M CLEAR INTERNAL HEIGHT
11.6M TO THE APEX



29M YARD
DEPTH



2 LEVEL ACCESS
LOADING DOORS



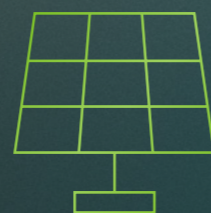
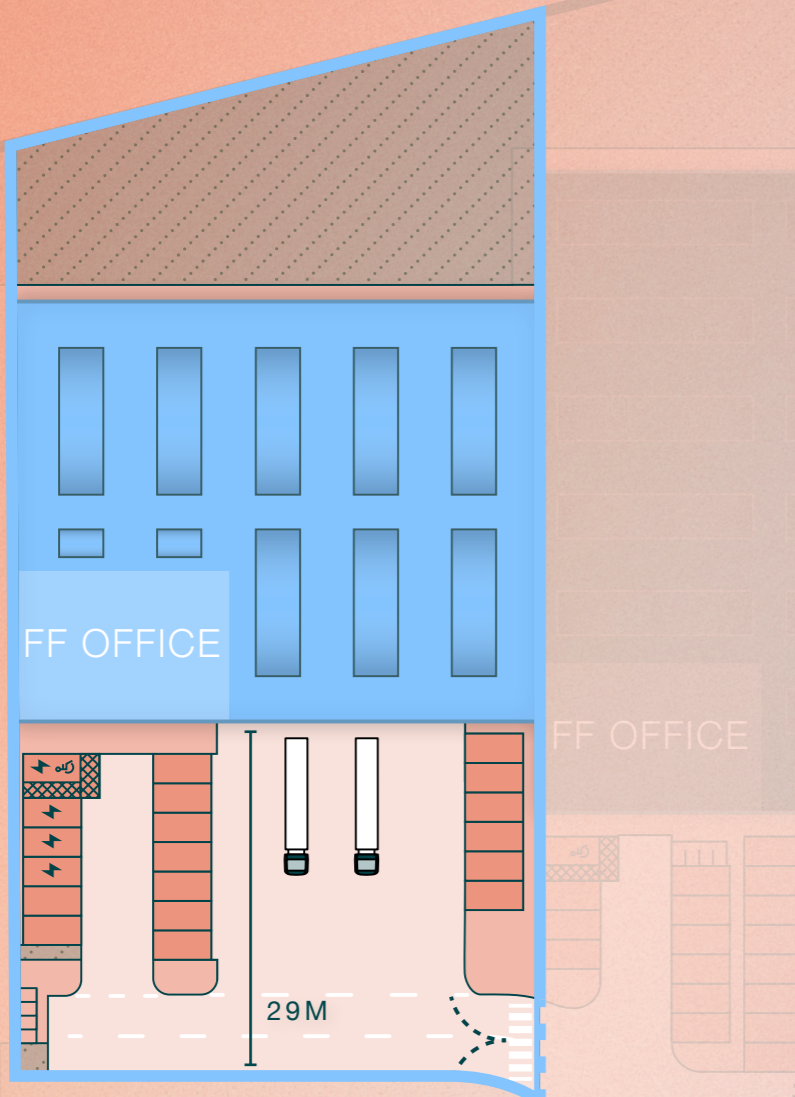
19 CAR
PARKING SPACES



15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£17,688.00

Based on a comparison with a 20-year-old building of the same size



POWER SUPPLY
165KVA



TARGET EPC A+ & BREEAM EXCELLENT

UNIT 5

28,460 SQ FT

| UNIT 5 | SQ FT | SQ M |
|--------------------|---------------|--------------|
| Warehouse | 24,865 | 2,310 |
| First Floor Office | 3,595 | 334 |
| Total | 28,460 | 2,644 |



12M CLEAR INTERNAL HEIGHT
15.6M TO THE APEX



31.2M YARD
DEPTH



3 LEVEL ACCESS
LOADING DOORS



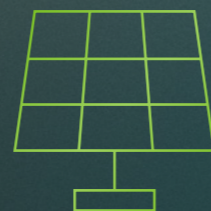
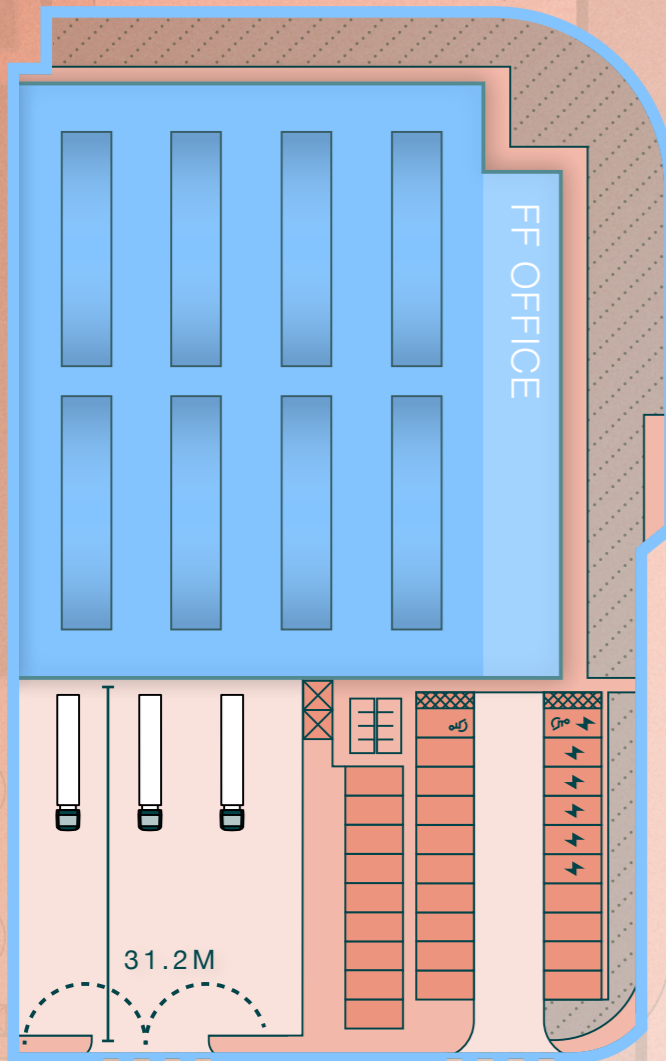
29 CAR
PARKING SPACES



15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£21,225.60

Based on a comparison with a 20-year-old building of the same size



POWER SUPPLY
250KVA



TARGET EPC A+ &
BREEAM EXCELLENT

UNIT 7

106,401 SQ FT*

Build To Suit opportunities Available
Up To 120,000 Sq Ft based on requirements

| UNIT 7 | SQ FT | SQ M |
|--------------------|----------------|--------------|
| Warehouse | 96,143 | 8,932 |
| First Floor Office | 10,258 | 953 |
| Total | 106,401 | 9,885 |



12M CLEAR INTERNAL HEIGHT
15.6M TO THE APEX



46.9M YARD
DEPTH



9 DOCK & 2 LEVEL
ACCESS LOADING DOORS



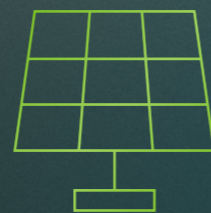
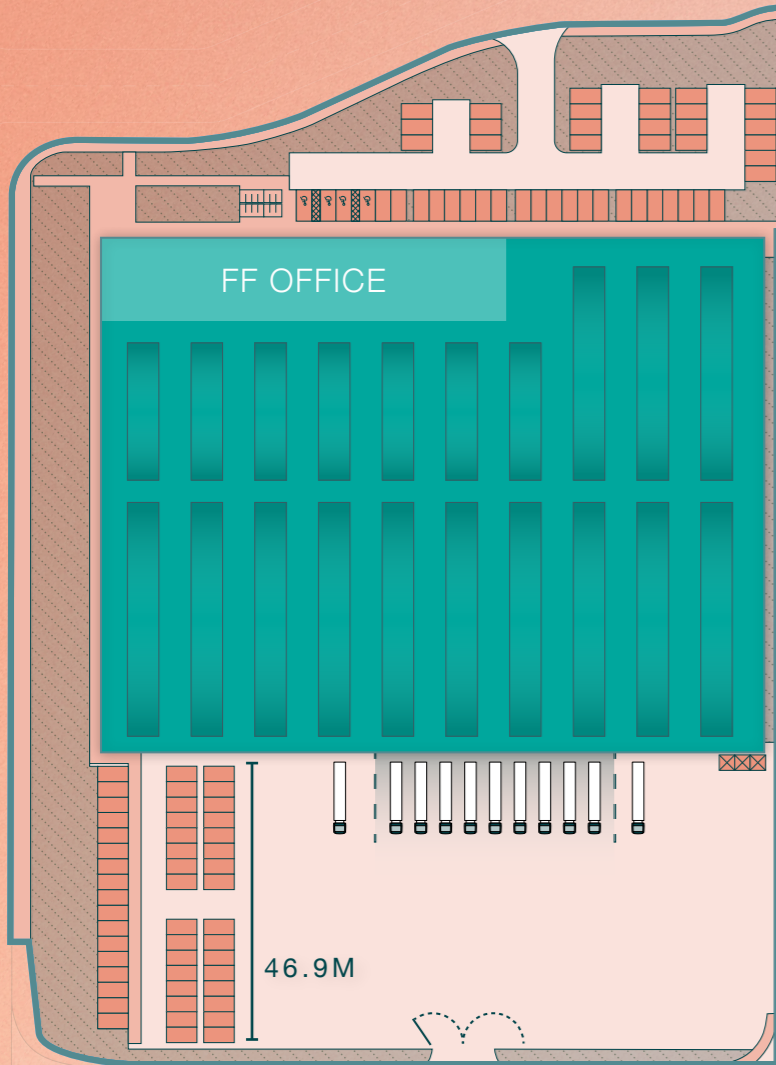
98 CAR
PARKING SPACES



15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£50,116.00

Based on a comparison with a 20-year-old building of the same size



POWER SUPPLY
1MVA



TARGET EPC A+ &
BREEAM EXCELLENT

INDUSTRY-LEADING SUSTAINABILITY INITIATIVES

Sustainability is at the heart of High Wycombe X, where every unit is designed to achieve a target EPC A+ rating and BREEAM 'Excellent' certification. By delivering Net Zero Carbon in construction, the development combines market-leading environmental performance with operational efficiency.

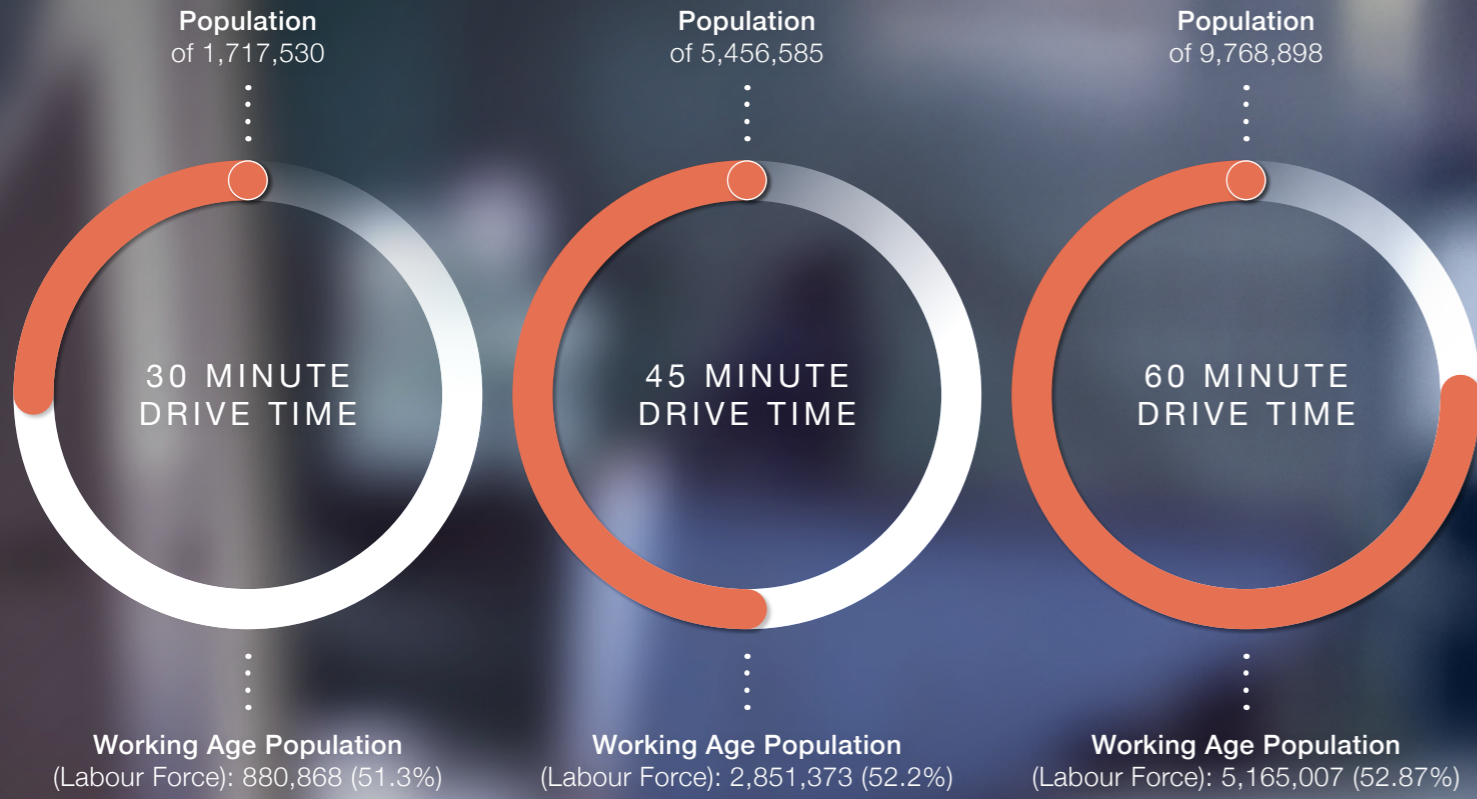
*Cost savings compared to a 20-year-old building of equivalent size are shown below:

- EFFICIENT AIR SOURCE HEAT PUMPS
- EXTENSIVE PV SOLAR PANEL ARRAY
- TARGET EPC A+
- SITE-WIDE GREEN LANDSCAPING
- BIODIVERSITY: 209% HABITAT NET GAIN
- WATER EFFICIENT FITTINGS
- BREEAM EXCELLENT
- NET ZERO CARBON IN CONSTRUCTION
- EV CAR PARKING SPACES

| UNIT | Min Estimated Total PV Area (m2) | Estimated PV Output kWp | Target PV Generation (kWh/yr) | CO2 Saving (T/yr) | Capital Estimated Cost | Estimated Yearly Saving* |
|--------|----------------------------------|-------------------------|-------------------------------|-------------------|------------------------|--------------------------|
| Unit 2 | 320 | 70 | 65,991 | 9 | £58,221 | £18,867 |
| Unit 3 | 300 | 66 | 61,867 | 9 | £54,582 | £17,688 |
| Unit 5 | 360 | 79 | 74,240 | 10 | £65,498 | £21,226 |
| Unit 7 | 850 | 187 | 175,290 | 24 | £154,649 | £50,116 |



LOCATED AT ENGLAND'S ECONOMIC HEARTLAND



Smappen 2026



24,000 local jobs in **Manufacturing and Transportation & Storage**, highlighting the area's strong logistics and production base.



£792.80
Average weekly gross wage



299,700
Economically active residents across the wider labour market



31,000
Workers employed in skilled trade occupations



Significant contributor to global pharmaceutical & medical technology markets



40% higher return on new job investments than the UK average

Nomis 2026



ELEVATING LOGISTICS ACROSS THE UK & EUROPE

High Wycombe X enjoys a prime position in Cressex Business Park, less than a mile from M40 J4, offering easy access to the M25, Central London, M4, and the West Midlands. High Wycombe Station provides fast links to London Marylebone 27 mins and Oxford (30 mins).



| 🚢 PORTS | MINS | MILES |
|----------------------|------|-------|
| London Tilbury | 80 | 73 |
| Southampton | 90 | 69 |
| Royal Portbury Docks | 120 | 110 |
| Felixstowe | 140 | 125 |
| Liverpool | 200 | 190 |

| ✈️ AIRPORTS | MINS | MILES |
|-------------|------|-------|
| Heathrow | 24 | 19 |
| Gatwick | 67 | 56 |
| Stansted | 69 | 67 |
| Birmingham | 82 | 85 |
| Manchester | 166 | 175 |

| 🚗 ROADS | MINS | MILES |
|---------|------|-------|
| M40 J4 | 2 | 0.6 |
| A404 | 3 | 0.8 |
| M25 J16 | 15 | 12 |
| M4 J8/9 | 16 | 10 |
| M1 J6A | 30 | 27 |

| 🚆 RAIL | MINS | MILES |
|-------------------------|------|-------|
| High Wycombe | 7 | 2.2 |
| Thames Enterprise Park | 45 | 25 |
| London Gateway | 56 | 29 |
| Freightliner Birmingham | 80 | 76 |
| East Midlands Parkway | 80 | 78 |

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RAILPEN

HIGH WYCOMBE X

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