

J4 M40

Available Summer 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)



← LONDON (31.5 miles)

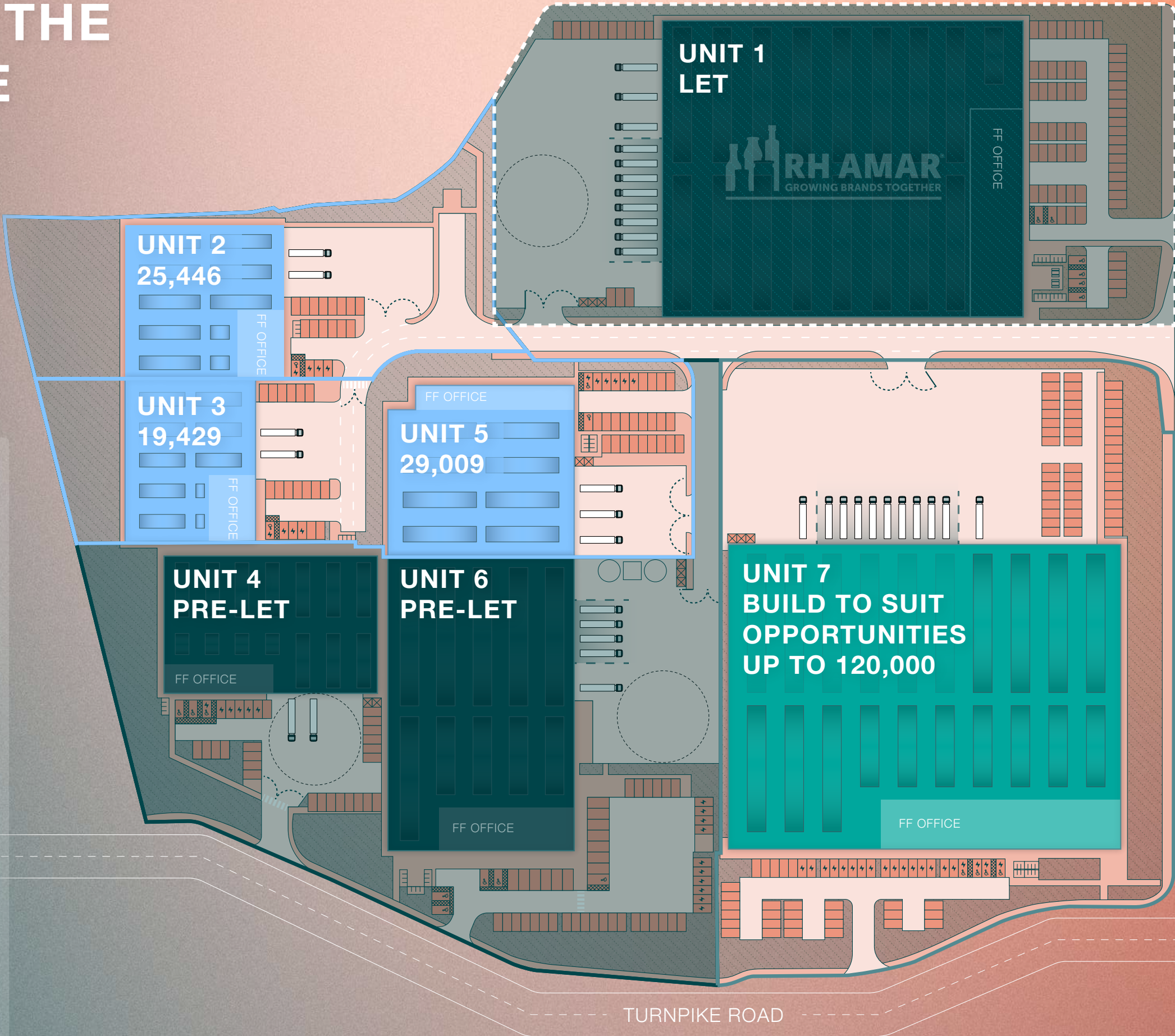
BIRMINGHAM (96 miles) →

PHASE 3  
AVAILABLE  
SUMMER 2028

PHASE 1  
COMPLETE

PHASE 2  
AVAILABLE  
SUMMER 2027

# A NEW STATE OF THE ART WAREHOUSE DEVELOPMENT



## PHASE 1 COMPLETED NOVEMBER 2025

UNIT 1 - COMPLETE & LET

## PHASE 2 AVAILABLE TO LET FROM SUMMER 2027

- UNIT 2 - AVAILABLE 25,446 SQ FT
- UNIT 3 - AVAILABLE 19,429 SQ FT
- UNIT 4 - PRE - LET
- UNIT 5 - AVAILABLE 29,009 SQ FT
- UNIT 6 - PRE - LET

## PHASE 3 AVAILABLE TO LET FROM SUMMER 2028

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

CORONATION ROAD

TURNPIKE ROAD

# UNIT 2

## 25,446 SQ FT

| UNIT 2             | SQ FT  | SQ M  |
|--------------------|--------|-------|
| Warehouse          | 22,863 | 2,124 |
| First Floor Office | 2,583  | 240   |
| Total              | 25,446 | 2,364 |



8M CLEAR INTERNAL HEIGHT  
11.6M TO THE APEX



40.5M YARD  
DEPTH



2 LEVEL ACCESS  
LOADING DOORS



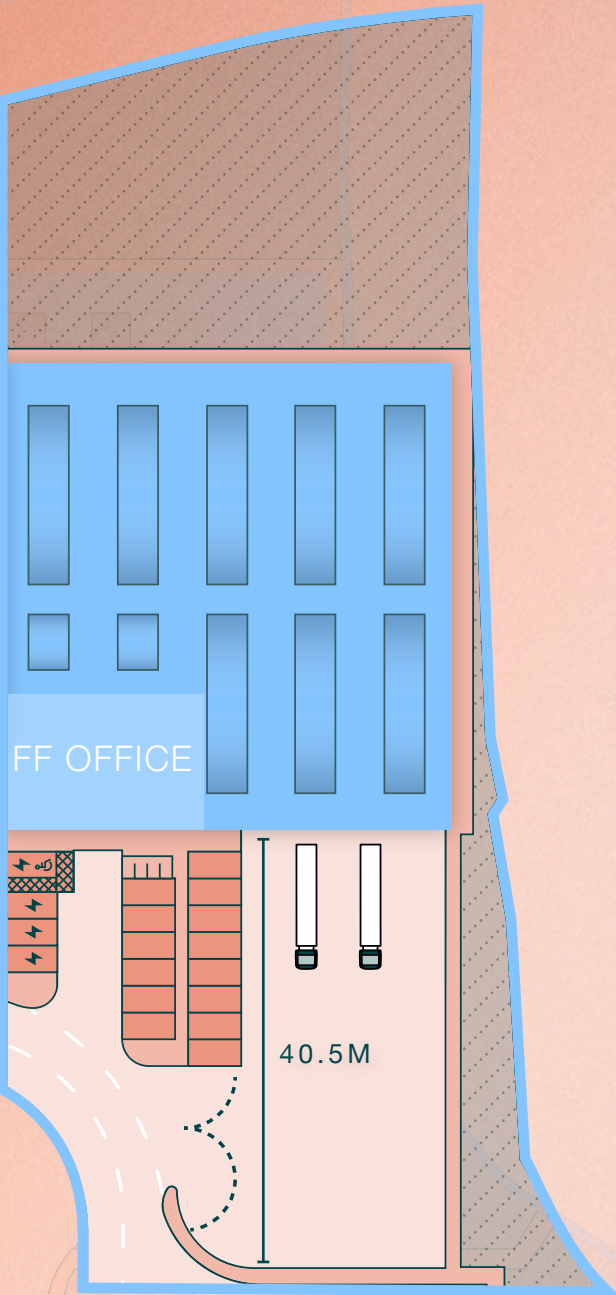
18 CAR PARKING SPACES  
4 ACTIVE EV CHARGERS



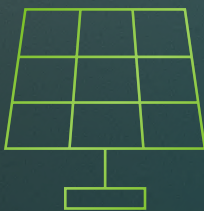
15% ROOF  
LIGHTS



50KN/SQ M  
FLOOR LOADING



\*INDICATIVE CGI



ESTIMATED ANNUAL PV SAVINGS

£18,867.20



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



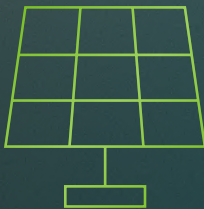
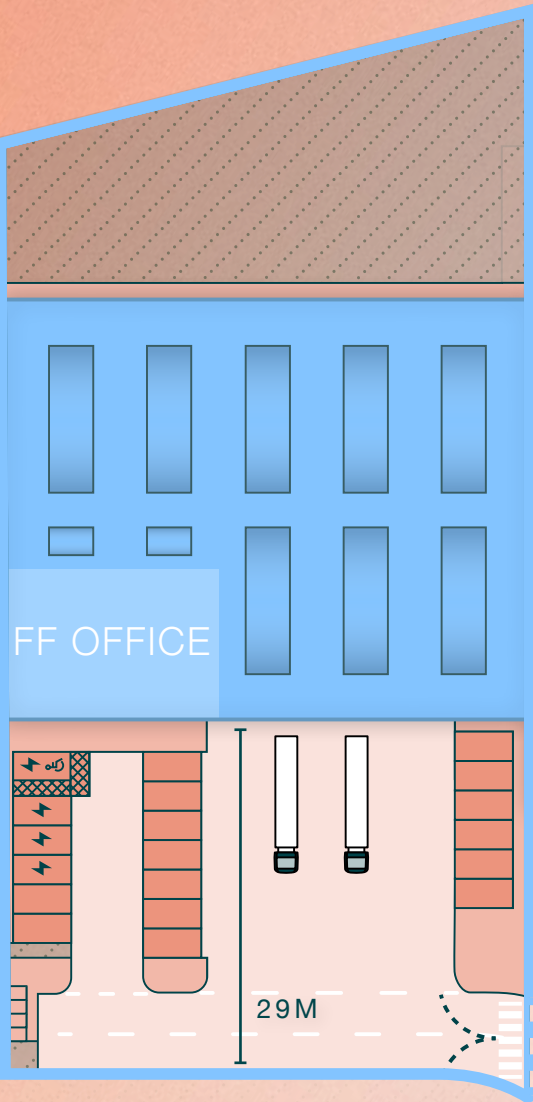
19 CAR PARKING SPACES  
4 ACTIVE EV CHARGERS



15% ROOF  
LIGHTS



50KN/SQ M  
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£17,688.00



POWER SUPPLY  
165KVA



TARGET EPC A+ &  
BREEAM EXCELLENT

# UNIT 5

## 29,009 SQ FT

| UNIT 5             | SQ FT  | SQ M  |
|--------------------|--------|-------|
| Warehouse          | 24,897 | 2,313 |
| First Floor Office | 4,112  | 382   |
| Total              | 29,009 | 2,695 |



12M CLEAR INTERNAL HEIGHT  
15.6M TO THE APEX



31.2M YARD  
DEPTH



3 LEVEL ACCESS  
LOADING DOORS



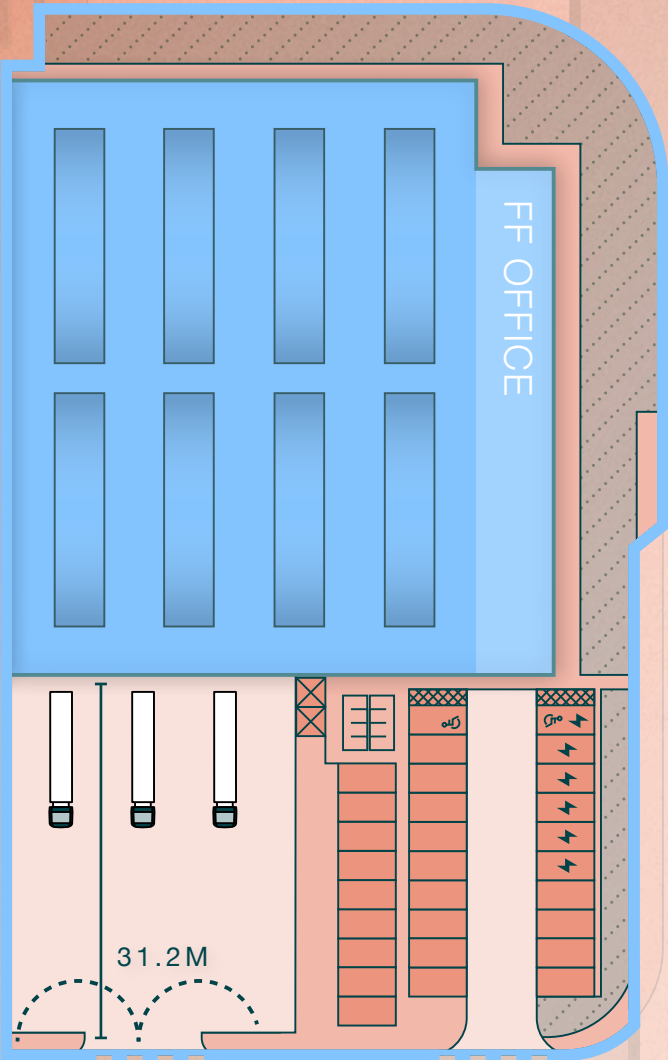
29 CAR PARKING SPACES  
6 ACTIVE EV CHARGERS



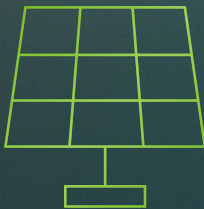
15% ROOF  
LIGHTS



50KN/SQ M  
FLOOR LOADING



\*INDICATIVE CGI



ESTIMATED ANNUAL PV SAVINGS

£21,225.60



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



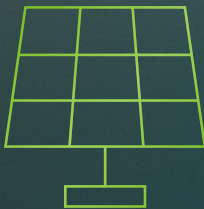
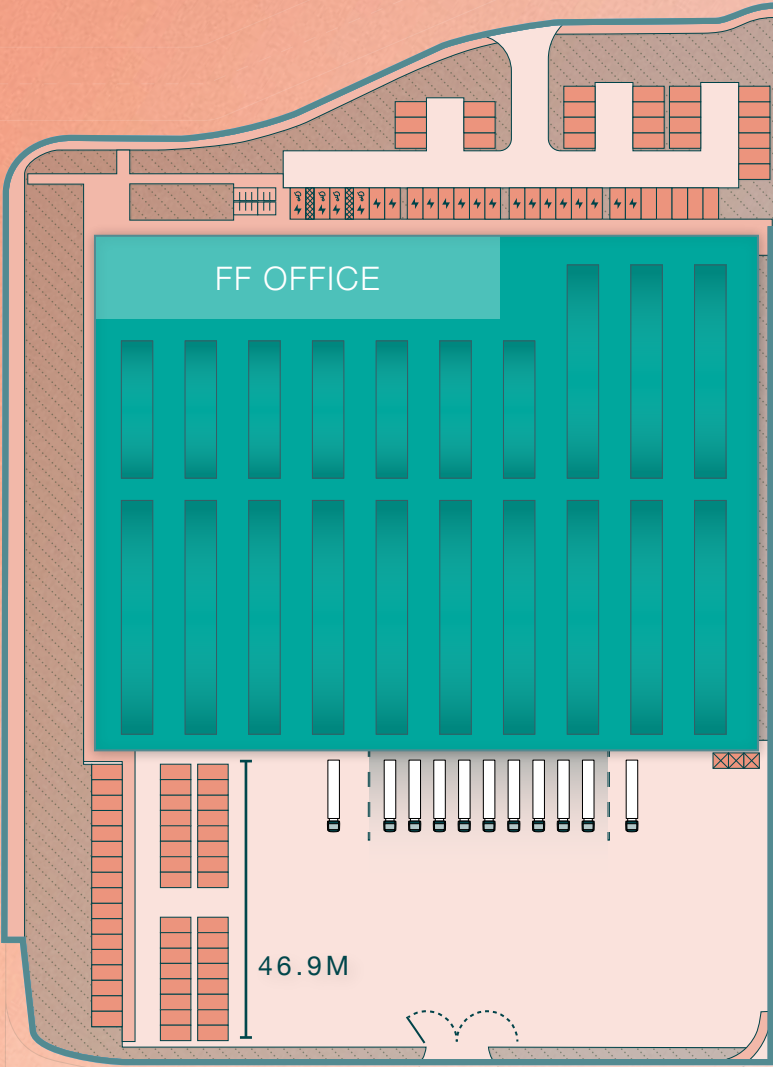
98 CAR PARKING SPACES  
20 ACTIVE EV CHARGES



15% ROOF  
LIGHTS



50KN/SQ M  
FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£50,116.00



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.



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 OPERATION

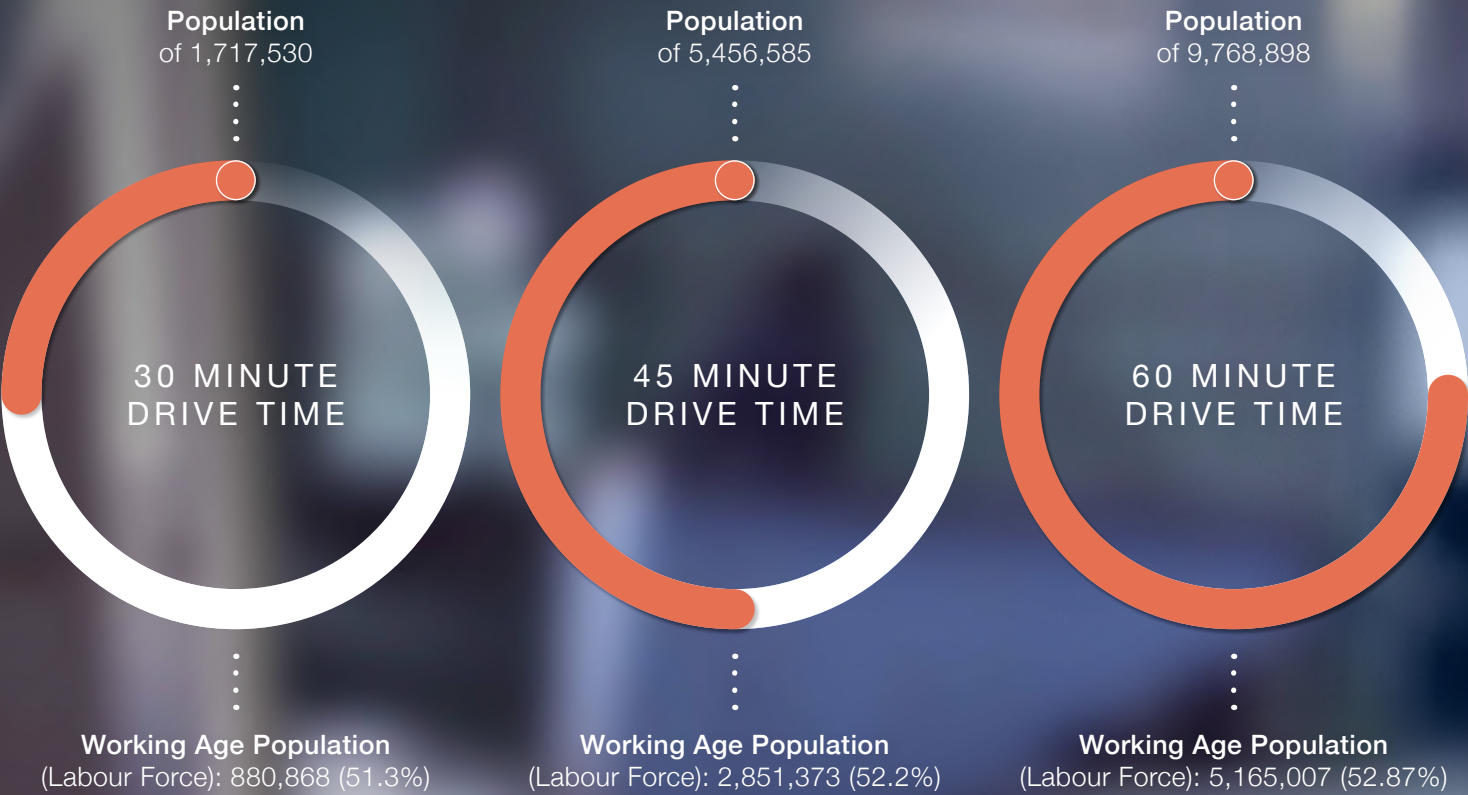


EV CAR PARKING SPACES WITH 100% EV CHARGING INFRASTRUCTURE ENABLED

| 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.

**31,000** Workers employed in skilled trade occupations

**£792.80**  
Average weekly gross wage

Significant contributor to global pharmaceutical & medical technology markets

**299,700**  
Economically active residents across the wider labour market

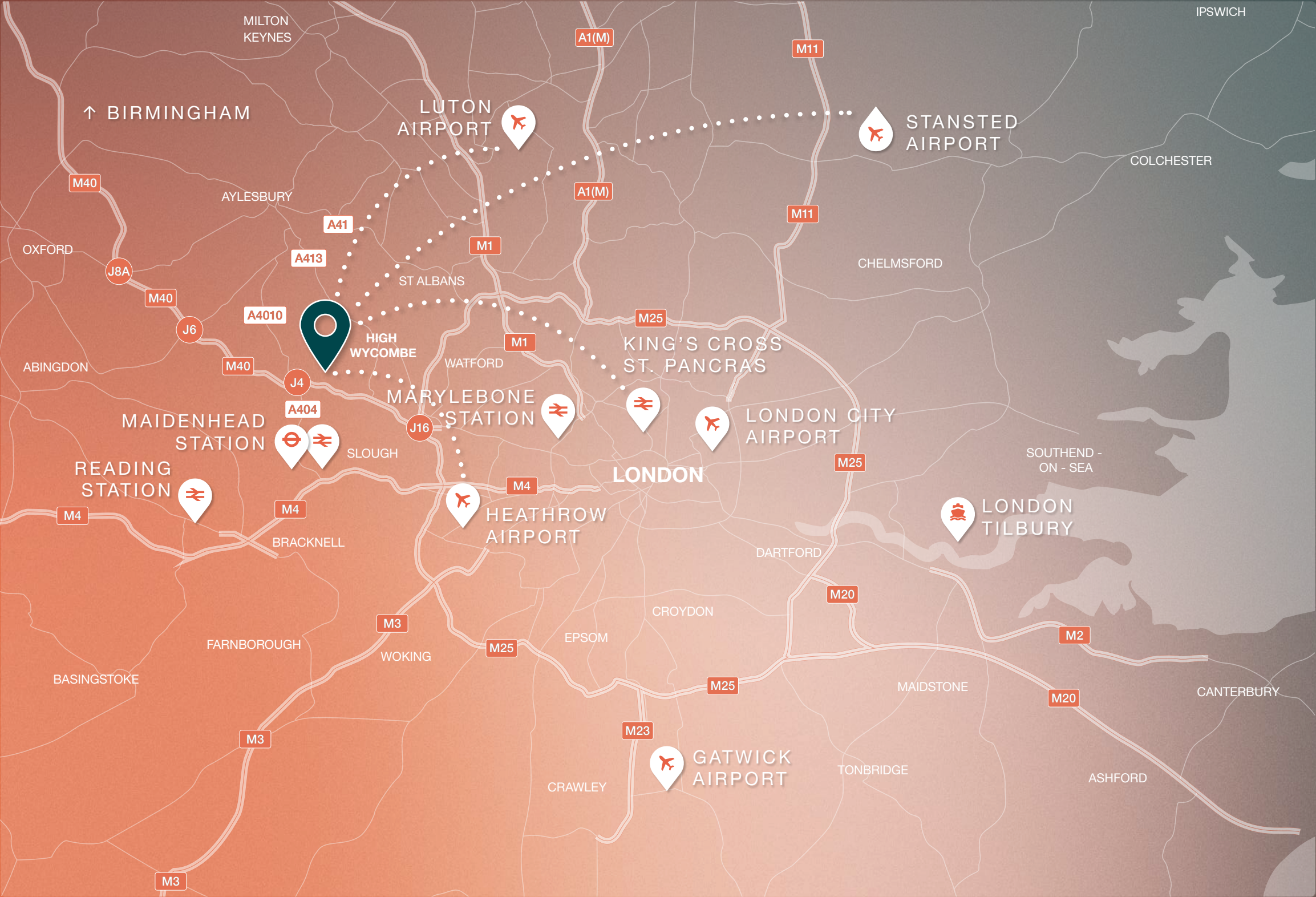
40% higher return on new job investments than the UK average

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** 

 **Wrenbridge**