

J4 M40

Available Autumn 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)

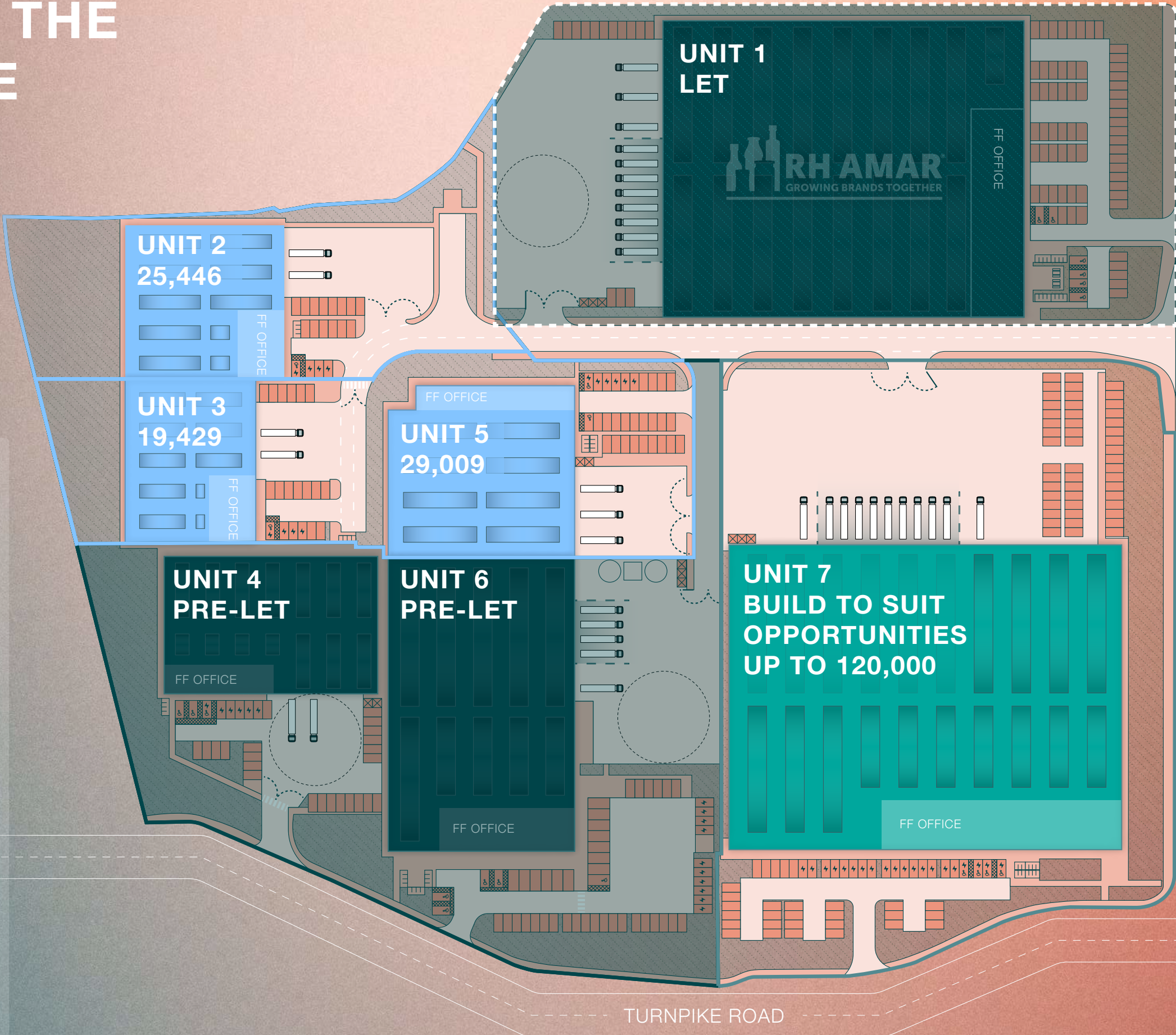
BIRMINGHAM (96 miles) →

PHASE 3
AVAILABLE
SUMMER 2028

PHASE 1
COMPLETE

PHASE 2
AVAILABLE
AUTUMN 2027

A NEW STATE OF THE ART WAREHOUSE DEVELOPMENT



PHASE 1 COMPLETED NOVEMBER 2025

UNIT 1 - COMPLETE & LET

PHASE 2 AVAILABLE TO LET FROM AUTUMN 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



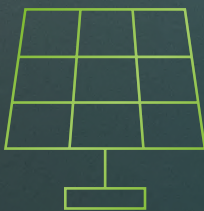
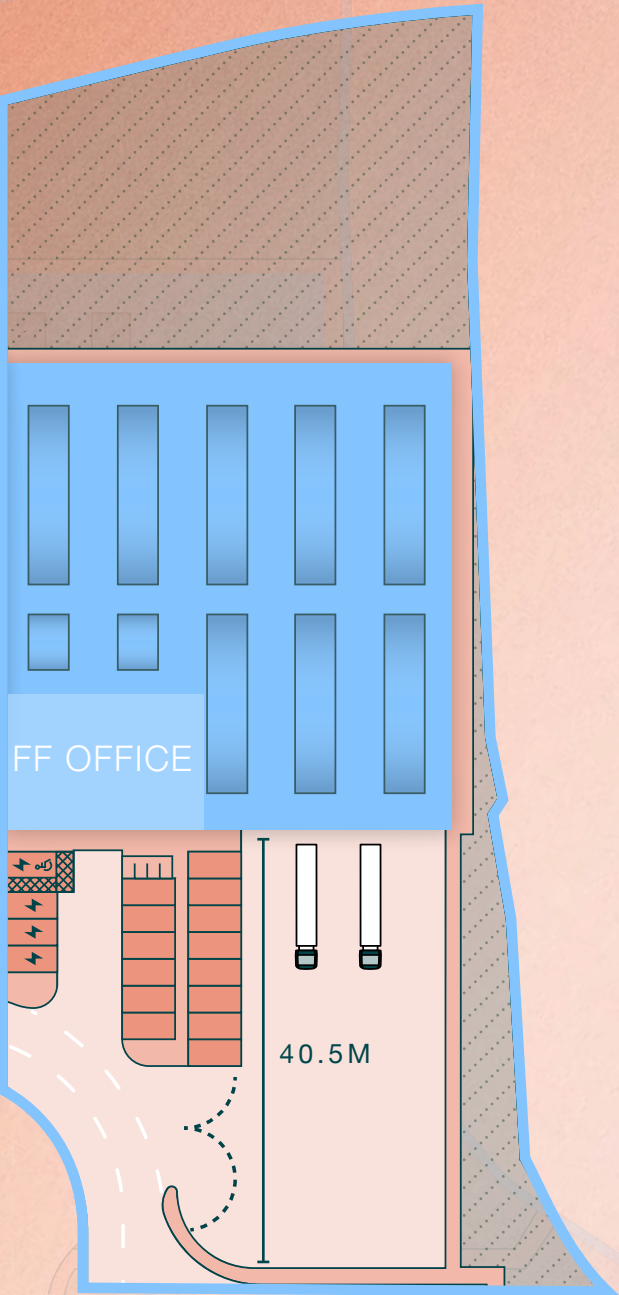
18 CAR PARKING SPACES
4 ACTIVE EV CHARGERS



15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING



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



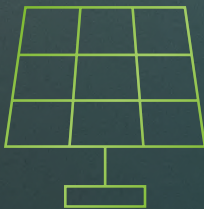
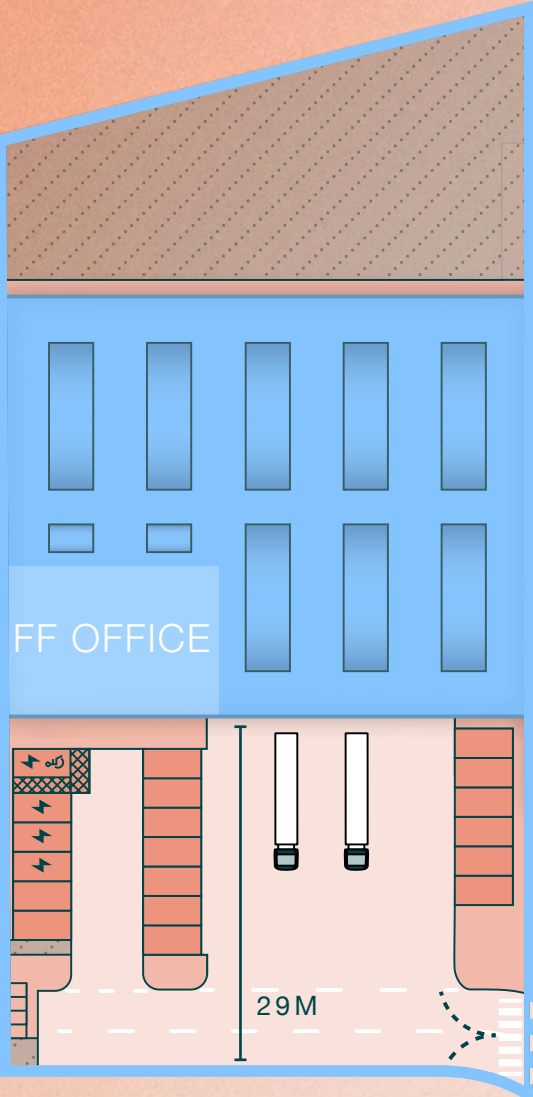
19 CAR PARKING SPACES
4 ACTIVE EV CHARGERS



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



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

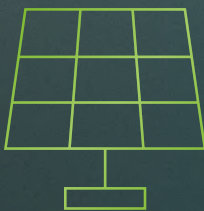
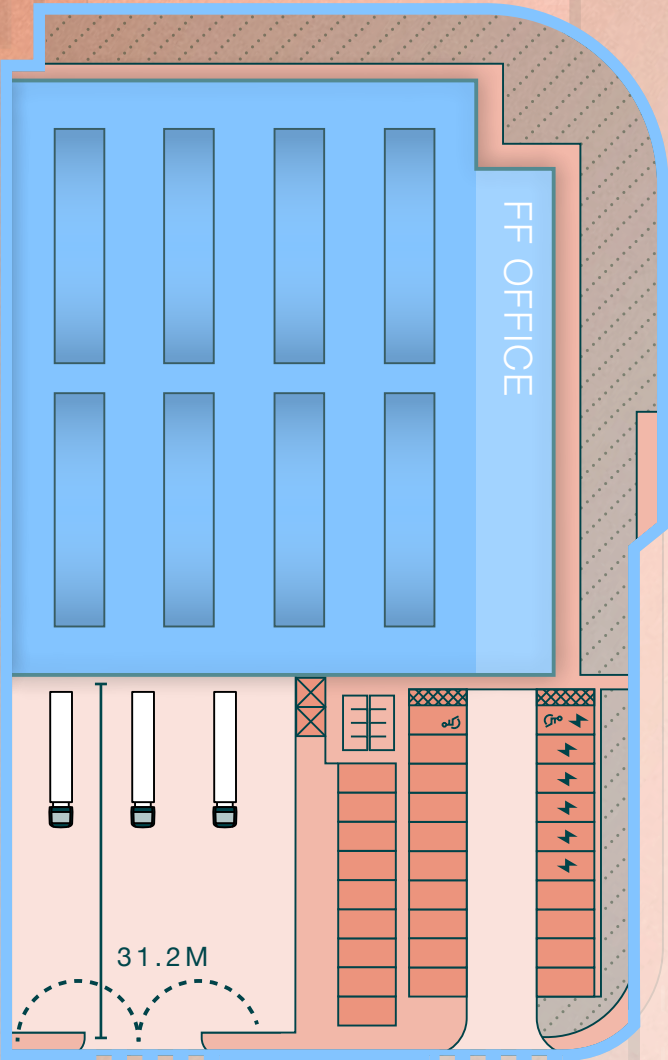


15% ROOF
LIGHTS



50KN/SQ M
FLOOR LOADING

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



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



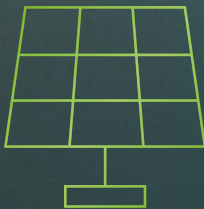
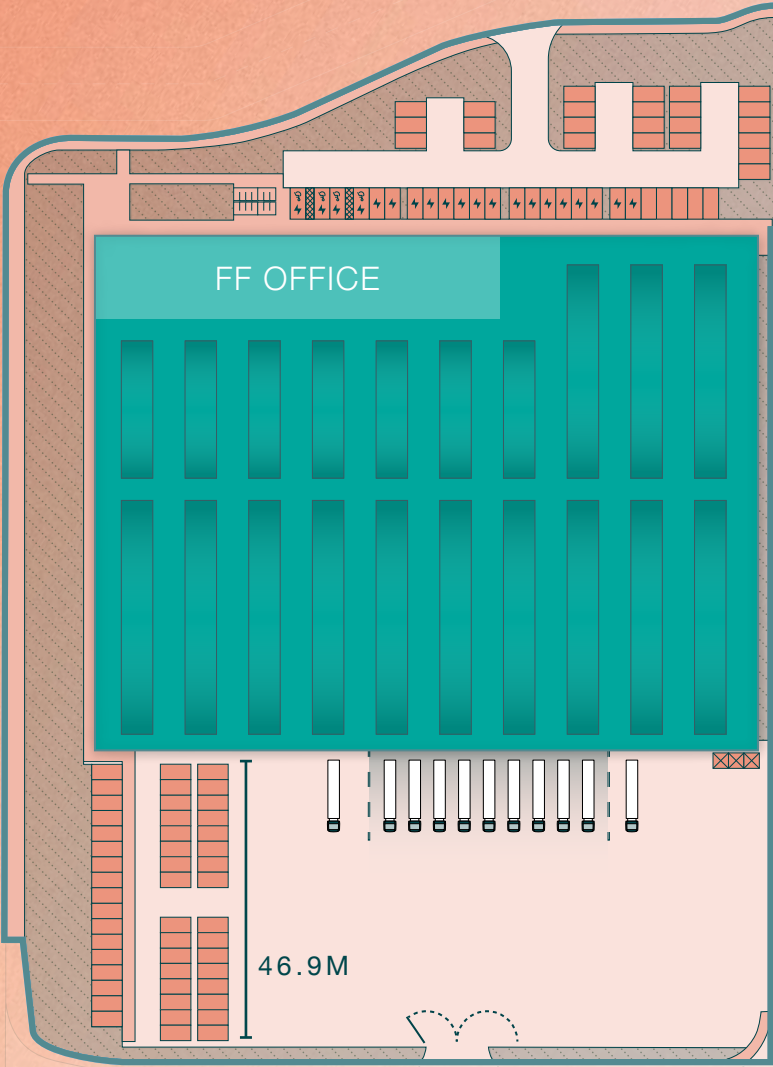
98 CAR PARKING SPACES
20 ACTIVE EV CHARGERS



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 operation, 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

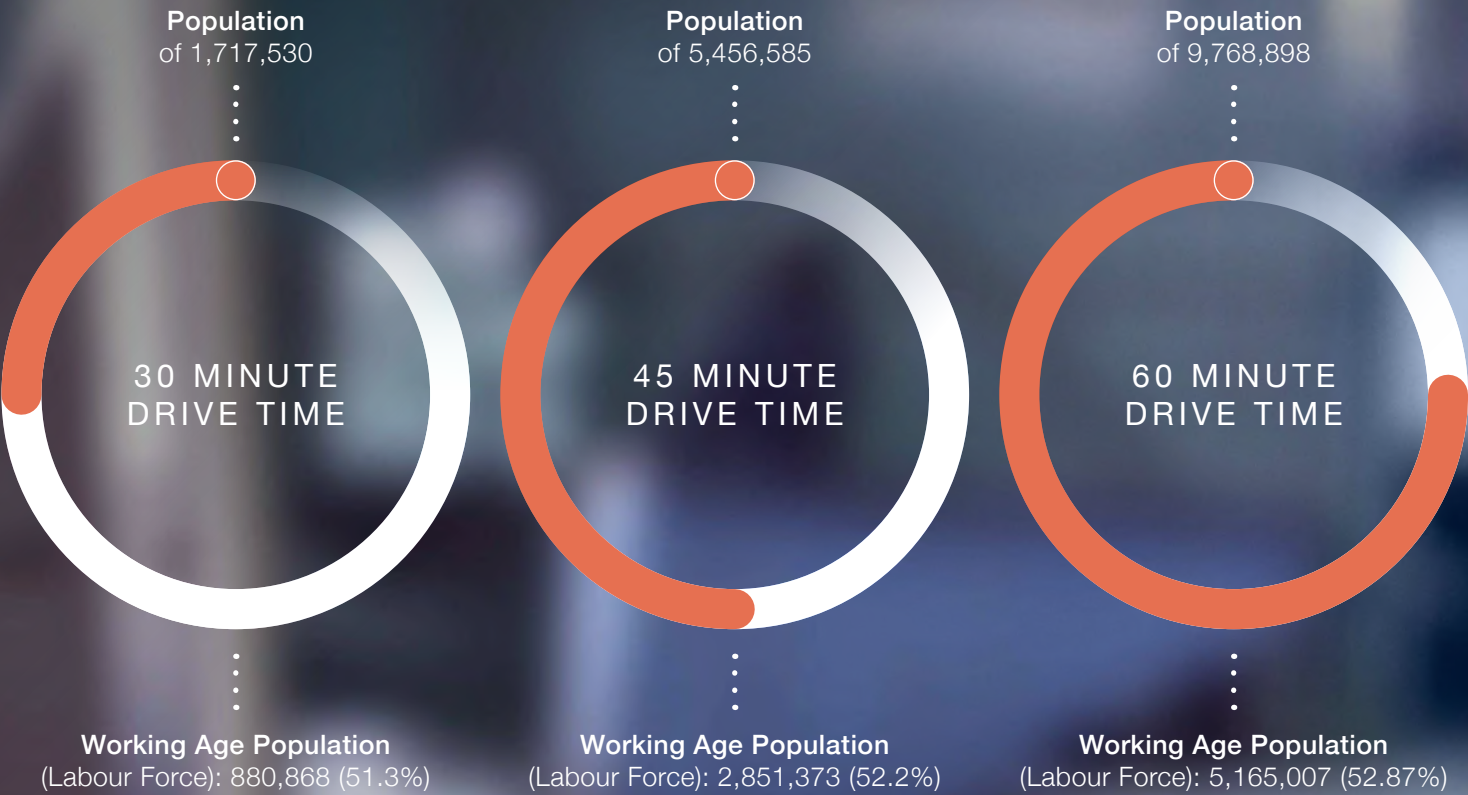


EV CAR PARKING SPACES WITH 100% EV CHARGING INFRASTRUCTURE ENABLED

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

OWNERSHIP AND FUNDING ARE PROVIDED BY RAILPEN

Railpen is responsible for over £34bn in assets on behalf of more than 350,000 members, providing market-leading investment services for several schemes, including the Railways Pension Scheme, one of the UK's largest, most established, and intricate funds. Of this £34bn currently over £2.4bn is invested in real estate assets. Our new developments focus on state-of-the-art, sustainable, high quality buildings that help to improve communities and boost local economies.

PAST PROJECTS FROM WRENBRIDGE



WRENBRIDGE HAVE BEEN
SUCCESSFULLY DEVELOPING AND
INVESTING IN PROPERTIES ACROSS
THE UK FOR OVER 30 YEARS.

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RAILPEN

HIGH WYCOMBE 

 Wrenbridge