

370 Stirling Road | Cressex Business Park | High Wycombe | Bucks | HP12 3ST

Detached Industrial / Warehouse with 3 Loading Doors and Ground & First Floor Offices

3,272 sq m
(35,220 sq ft)

- 5.5m eaves
- 3 loading doors
- Suspended ceilings with LED lighting in offices
- Gas central heating and carpeting throughout offices
- Secure site
- Located a short distance from J4 of the M40



TO LET



Location



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Location

The property is located on Cressex Business Park, High Wycombe's premier business park that is located just a short distance from Junction 4 of the M40.

The M25 (Junction 16) is 16.5 miles to the east and the M4 (Junction 8/9) is 11 miles to the south, via the A404 dual carriageway link. The M40 provides direct access to the West Midlands to the north via the M42 and M6.

Description

The property has been extended to provide a low office content warehouse unit which benefits from three loading docks. The property is of steel portal frame construction with profile metal sheets cladding and a pitched roof.

Floor Area

From measurement taken on site we calculate the following:

Description	M ²	Ft ²
Warehouse	2,922	31,452
Ground Floor Offices	200	2,153
First Floor Offices	150	1,615
Total	3,272	35,220

(This information is given for guidance purposes only)





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Terms

A new lease is offered for a term to be agreed.

EPC

The EPC Rating is C - 63.

Rent

Upon Application

Rateable Value

Rateable Value from 1 April 2026: £337,500

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of High Wycombe Council)

Legal Costs

Each party are to be responsible for their own legal costs in this transaction.

Viewing

Strictly by appointment through the Joint Agents





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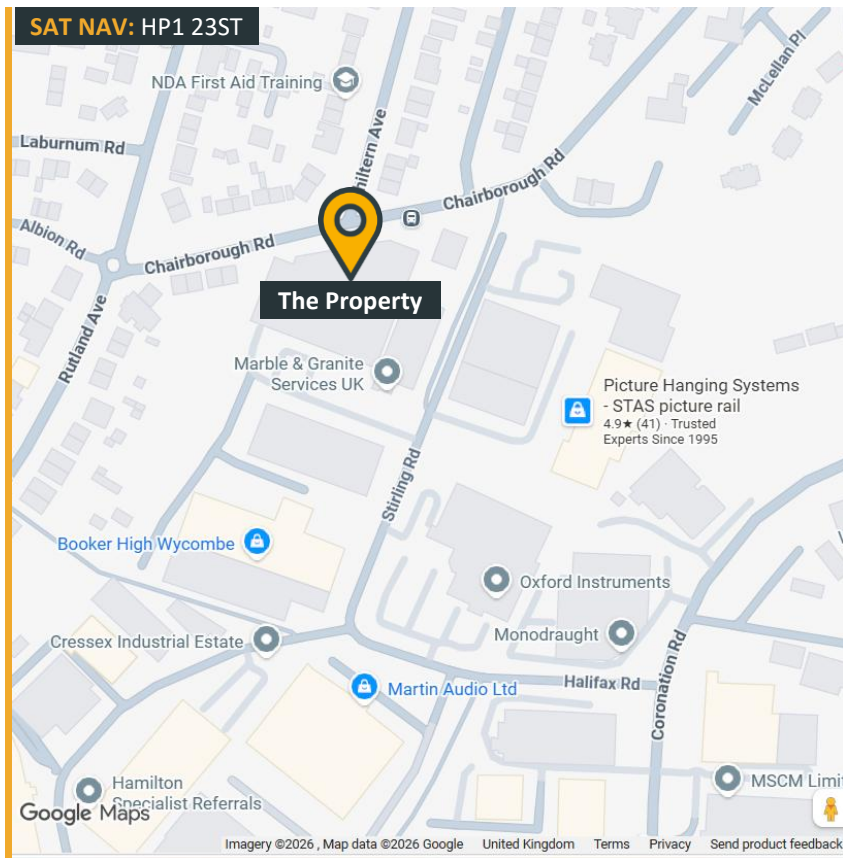
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Features

- 5.5m Eaves
- 3 Loading doors
- Located on a secure site
- Suspended ceilings with LED lighting in offices
- Gas central heating in offices
- Carpeting throughout in offices
- Male and female WCs

Further Information

For further information or to arrange a viewing please call either Alastair Fearn at FHP or our joint agent Adrian Dolan at Duncan Bailey Kennedy:

Alastair Fearn

07917 460025

Alastair@fhp.co.uk

Adrian Dolan

07887 936117

adriand@dbk.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG[fhp.co.uk](https://www.fhp.co.uk)

21/07/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.