

# TUNGSTEN PARK // HIGH WYCOMBE



CGI

## BRAND NEW GRADE A SELF CONTAINED INDUSTRIAL/LOGISTICS UNIT FOR SALE / TO LET

AVAILABLE FOR OCCUPATION FROM Q1 2025  
44,000 SQ FT (4,087 SQ M)

OLD HORNS LANE,  
HIGH WYCOMBE,  
BUCKINGHAMSHIRE, SL7 3DT  
///FLOWS.BEAK.VENT

[tungsten.uk.com/highwycombe](http://tungsten.uk.com/highwycombe)

A Development By

**TUNGSTEN**  
PROPERTIES





# BEST IN CLASS LOGISTICS SPACE



UP TO 45M YARD DEPTH



4 LEVEL ACCESS LOADING DOORS



FIRST FLOOR OFFICES



40 CAR PARKING SPACES



10M EAVES HEIGHT



50KN/M2 FLOOR LOADING



SECURE, SELF-CONTAINED YARD



450 KVA POWER SUPPLY

# LOGISTICS MADE WITH ESG EXCELLENCE



PV PANELS



GREEN BREAK OUT SPACES



BREEAM EXCELLENT



10% EV CHARGING WITH PASSIVE CHARGING TO THE REMAINDER



EPC RATED A



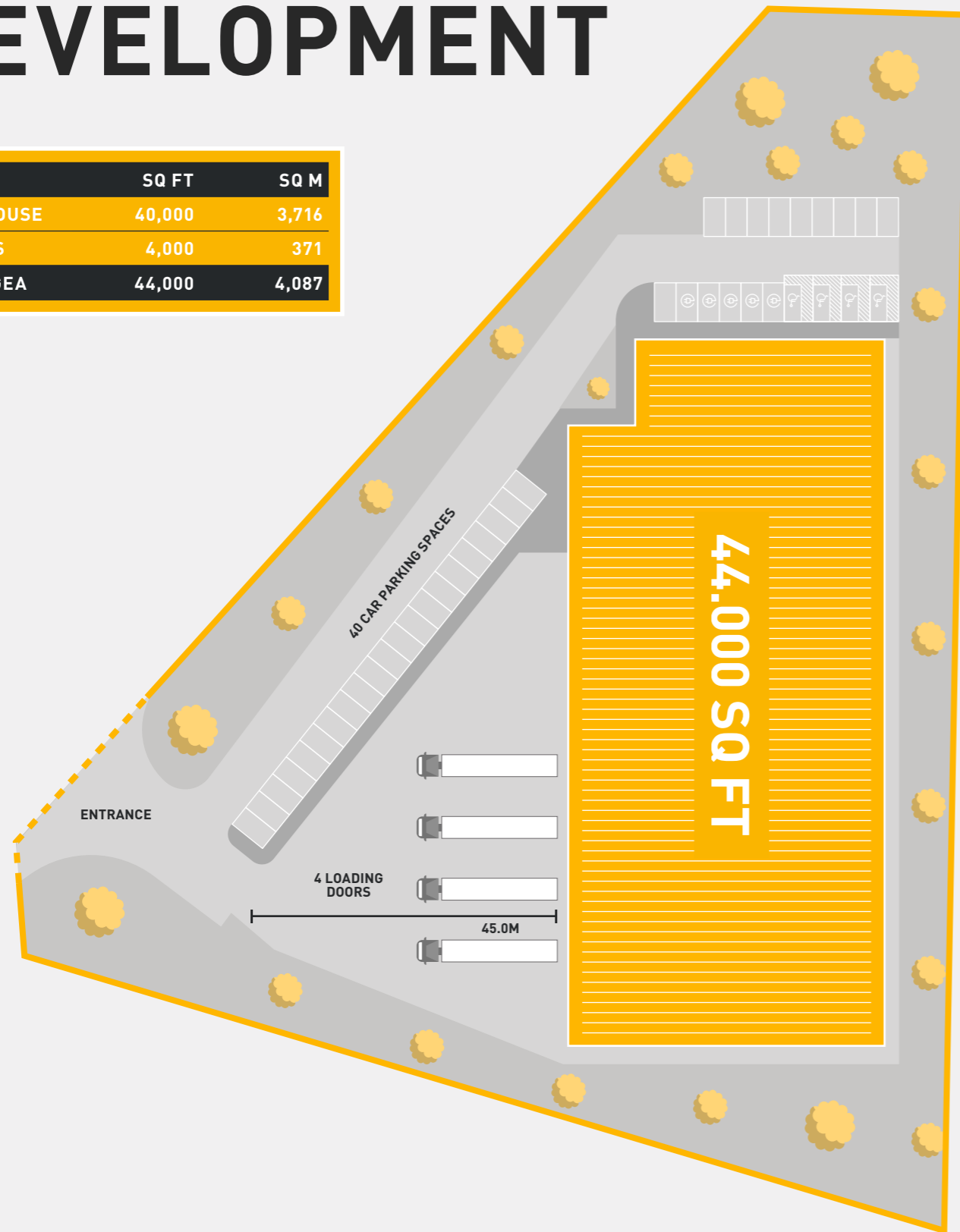
// HIGH WYCOMBE

# BRAND NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT

// TOTAL SITE AREA  
2.74 ACRES



UNIT	SQ FT	SQ M
WAREHOUSE	40,000	3,716
OFFICES	4,000	371
TOTAL GEA	44,000	4,087



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# CENTRAL LONDON IN UNDER AN HOUR



## DEMOGRAPHICS



**£724 - AVERAGE WEEKLY WAGE**



**81% OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE**



**17,000 OF THE AREA WORKFORCE EMPLOYED IN MANUFACTURING\***



**OVER 8,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR\***

SOURCE: NOMIS - \*FIGURES FOR BUCKINGHAMSHIRE USED OVER HIGH WYCOMBE

## DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
M40 J4	1.6	6 MINS
A404	1.8	6 MINS
HIGH WYCOMBE	2.6	7 MINS
M25 J1A	12.7	16 MINS
SLOUGH	17.7	29 MINS
LONDON	32.4	55 MINS
AIRPORTS	MILES	TIME
HEATHROW	20.0	24 MINS
LUTON	39.1	44 MINS
PORTS	MILES	TIME
SOUTHAMPTON	70.3	75 MINS
PORTSMOUTH	83.9	90 MINS

SOURCE: GOOGLE MAPS



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