

HUGHENDEN AVENUE/ HUGHENDEN BOULEVARD

High Wycombe, HP13 5GG



For identification purposes only

Key Highlights

- Freehold site of approximately 1.37 acres (0.555 hectares)
- Strategic opportunity for occupiers, investors and developers
- Located in the Bellfield Road Employment Area
- Suitable for Employment and Health related uses
- 2.4 miles (7 Minutes) from J4 M40 Motorway
- 13.2 miles (17 Minutes) from J16 M25 Motorway

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Location

High Wycombe is located in Buckinghamshire, approximately 33 miles west of London, 26 miles south east of Oxford and 9 miles north of Maidenhead.

The town benefits from excellent transport communications, being adjacent to Junctions 3 and 4 of the M40 motorway which provides direct access to the M25 motorway (Junction 16), 8 miles to the east of the town. The A404 provides a direct route south from High Wycombe, linking the M40 motorway (Junction 4) to the M4 motorway (Junction 8/9).

High Wycombe Train Station provides a direct rail service to London Marylebone (30 minutes), as well as direct services to Birmingham Snow Hill (1 hour 45 minutes).

Heathrow International Airport is situated approximately 20 miles south east of the town and is accessible within 30 minutes via the M40/M25/M4 motorways. Both Gatwick and Luton airports are also easily accessible, 60 miles and 40 miles away respectively.

Situation

A rectangular shaped cleared site extending to approximately 1.37 Acres (0.555 hectares) located on the corner of Hughenden Avenue and Hughenden Boulevard. Manor Courtyard Business Park is situated to the east and Lisle Road Industrial Estate, a small 5 unit scheme, lies to the west.

Occupiers nearby include Underwoods Electrical Distributions, BCAS Biomedical Services, Plastock, Mikado Foods and Chiltern Recruitment.

Planning

The recently adopted Wycombe District Local Plan supports employment and/or health related uses in accordance with Policy DM28.

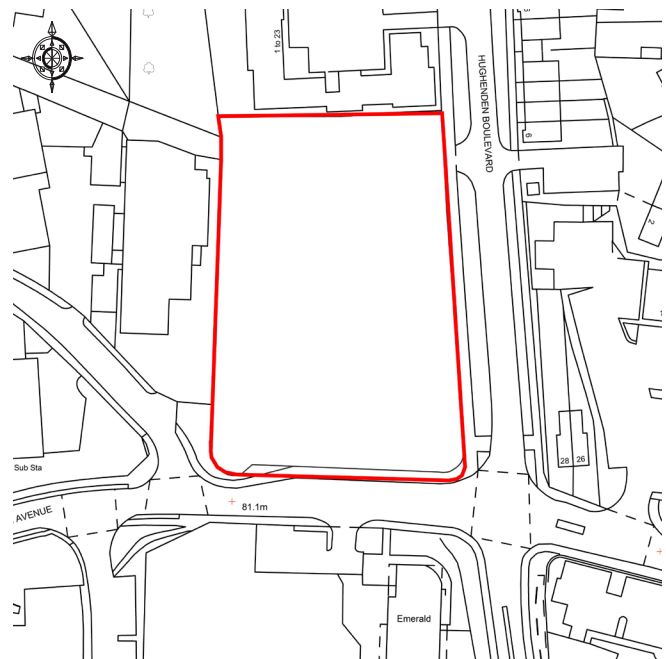
Travel Times & Distances (Approx)

High Wycombe Town Centre	1.5 miles	4 minutes
M40 Motorway: Junction 4	2.4 miles	7 minutes
M25 Motorway: Junction 16	13.2 miles	17 minutes
Reading	20.3 miles	33 minutes
Oxford	27.9 miles	38 minutes

Terms

The property is available on a Freehold basis, with Vacant Possession on completion, subject to contract.

Terms and further information are available upon application.



Contact

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