

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”



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
- 🌐 [///upon.keeps.expand](http://upon.keeps.expand)



← LONDON

BIRMINGHAM →

M40

M40

A404

A4010

SCREWFIX

BUFAB

GREGGS

HAWES

JEWSON

MSCM

DHL

OXFORD INSTRUMENTS

CITY PLUMBING

HOWDENS

Grant & Stone

Biffa

THE PERFUME SHOP

DIGITAL REALTY

PHASE 1 COMPLETE

PHASE 3 AVAILABLE SPRING 2028

PHASE 2 AVAILABLE SPRING 2027

VEOLIA

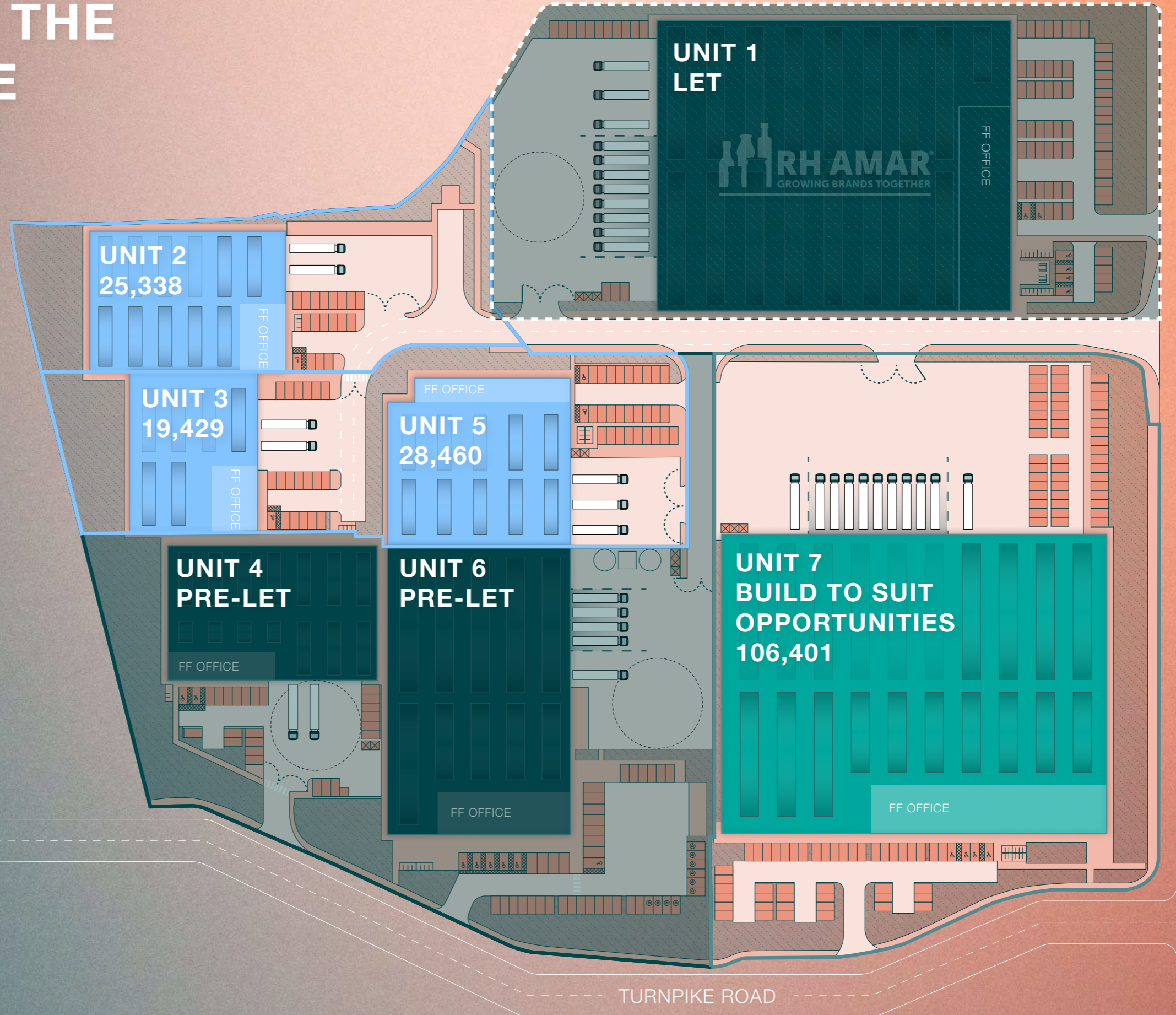
M MARTIN AUDIO

ASDA

JOHN LEWIS

➤ VIEW THE SITE IN REAL TIME

A NEW STATE OF THE ART WAREHOUSE DEVELOPMENT



PHASE 1
COMPLETED NOVEMBER 2025

UNIT 1 - COMPLETE & LET

PHASE 2
AVAILABLE TO LET FROM
SPRING 2027

UNIT 2 - AVAILABLE 25,338 SQ FT

UNIT 3 - AVAILABLE 19,429 SQ FT

UNIT 4 - PRE - LET

UNIT 5 - AVAILABLE 28,460 SQ FT

UNIT 6 - PRE - LET

PHASE 3
AVAILABLE TO LET FROM
SPRING 2028

UNIT 7 - D&B UP TO 106,401 SQ FT

CORONATION ROAD

TURNPIKE ROAD

UNIT 2

25,338 SQ FT

UNIT 2	SQ FT	SQ M
Warehouse	22,873	2,125
First Floor Office	2,465	229
Total	25,338	2,354



8M CLEAR HEIGHT WITH 11.6M AT THE MAXIMUM



40.5M YARD DEPTH



2 LEVEL ACCESS LOADING DOORS



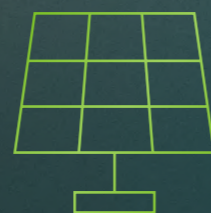
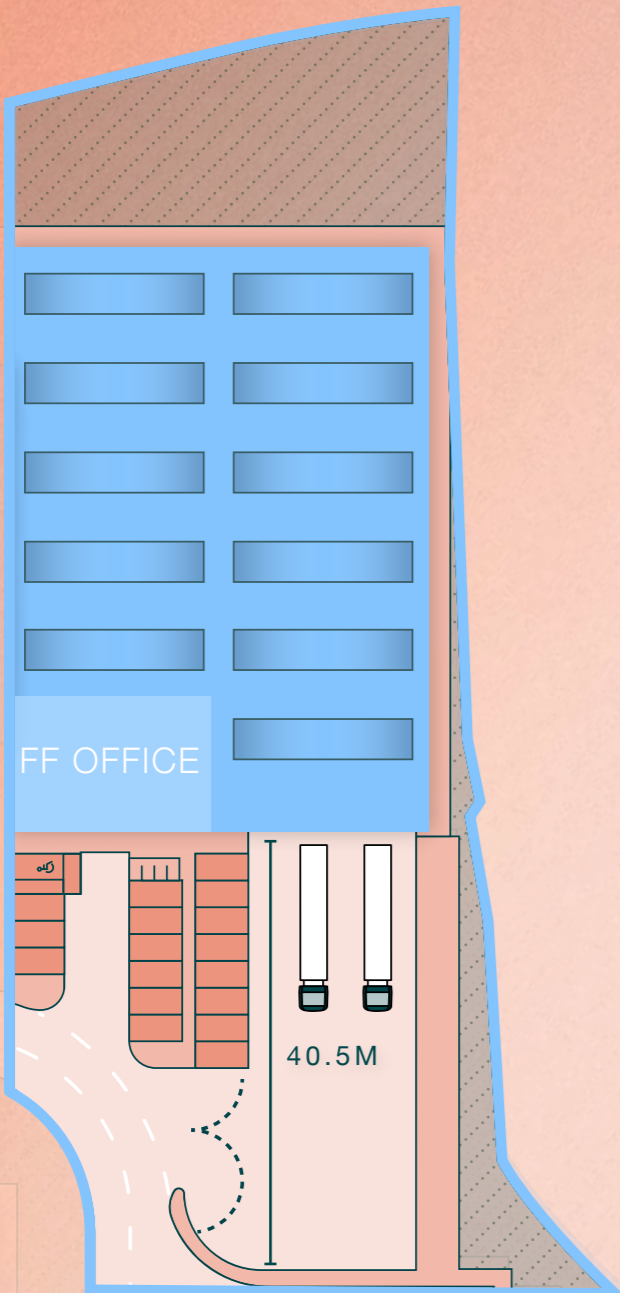
18 CAR PARKING SPACES



ROOF LIGHTS



50KN/SQ M FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£18,867.20

Based on a comparison with a 20-year-old building of the same size



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	2,443	226
Total	19,429	1,805



8M CLEAR HEIGHT WITH 11.6M AT THE MAXIMUM



29M YARD DEPTH



2 LEVEL ACCESS LOADING DOORS



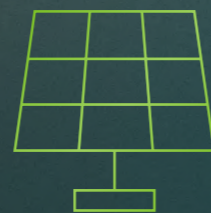
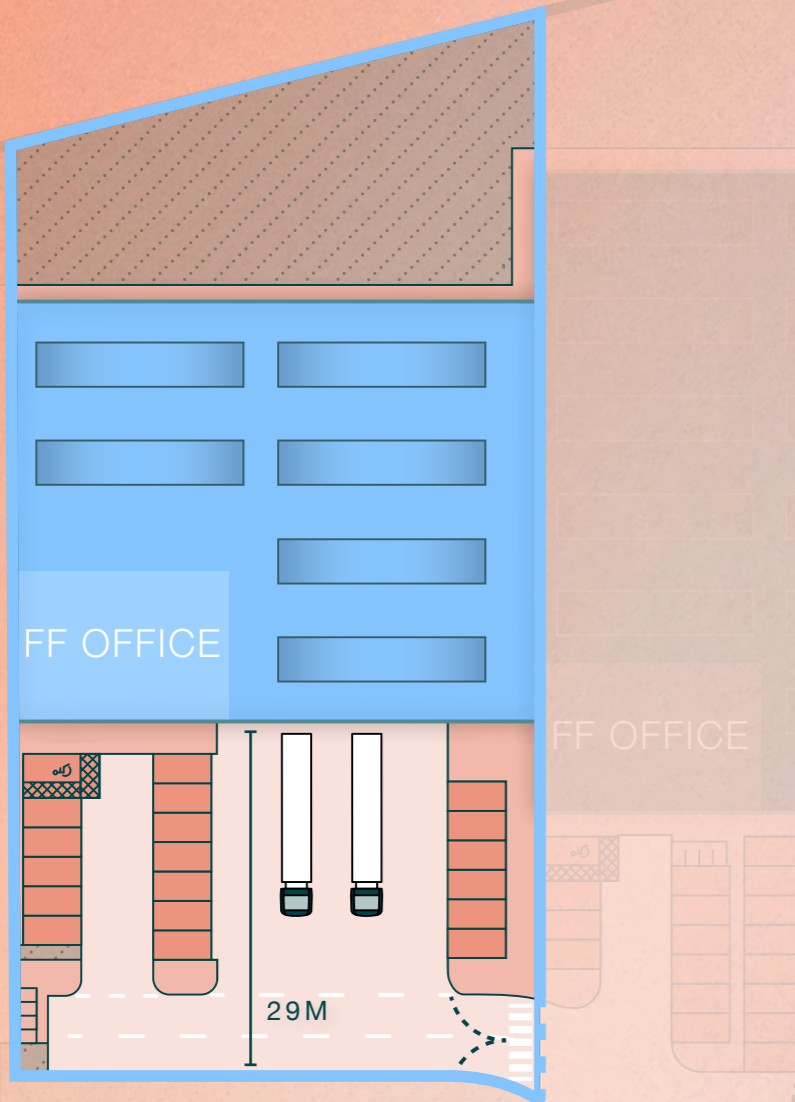
19 CAR PARKING SPACES



ROOF LIGHTS



50KN/SQ M FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£17,688.00

Based on a comparison with a 20-year-old building of the same size



POWER SUPPLY
165KVA



TARGET EPC A+ & BREEAM EXCELLENT

UNIT 5

28,460 SQ FT

UNIT 5	SQ FT	SQ M
Warehouse	24,865	2,310
First Floor Office	3,595	334
Total	28,460	2,644



12M CLEAR HEIGHT WITH 15.6M AT THE MAXIMUM



31.2M YARD DEPTH



3 LEVEL ACCESS LOADING DOORS



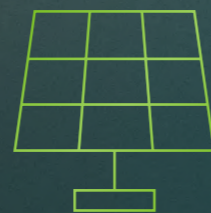
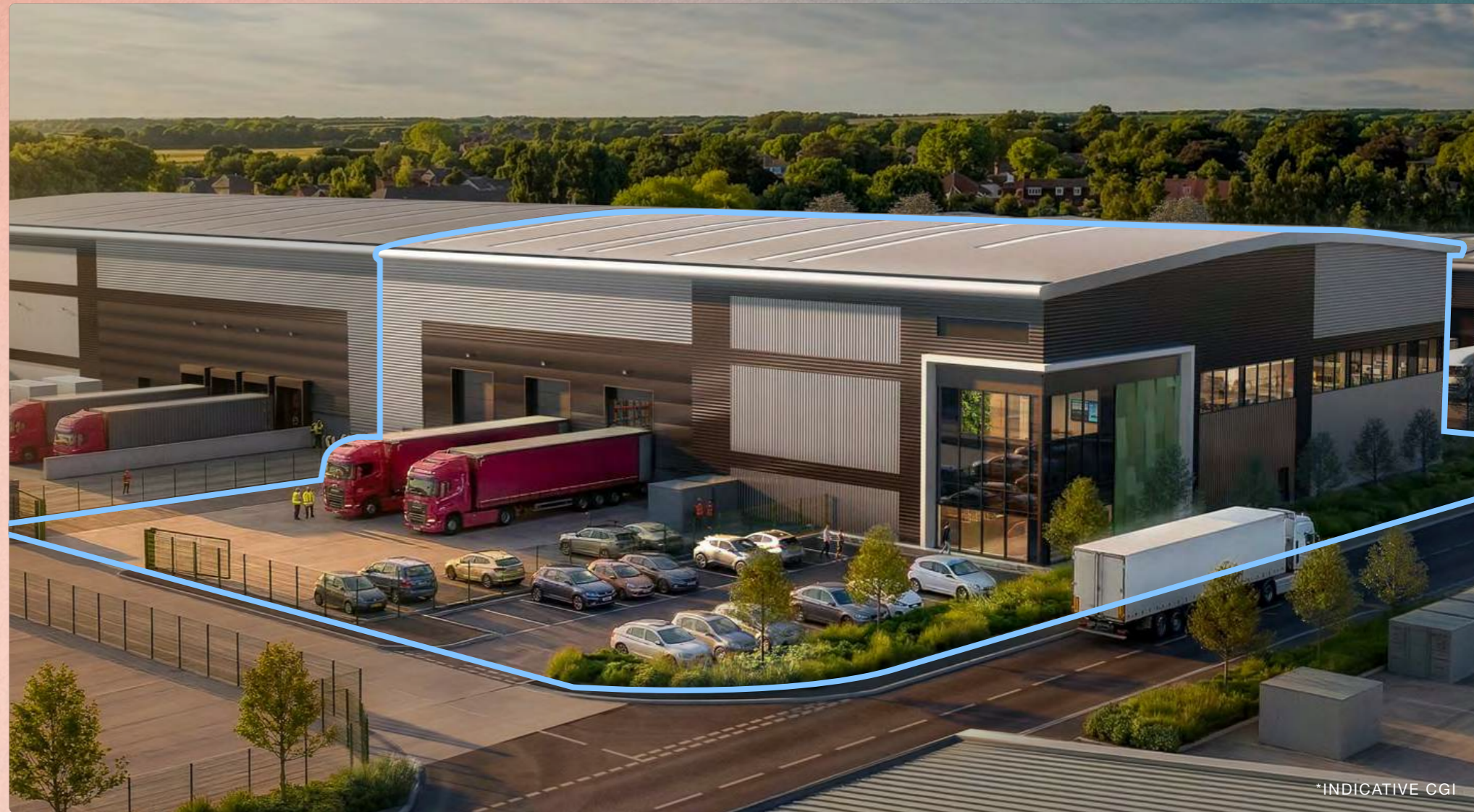
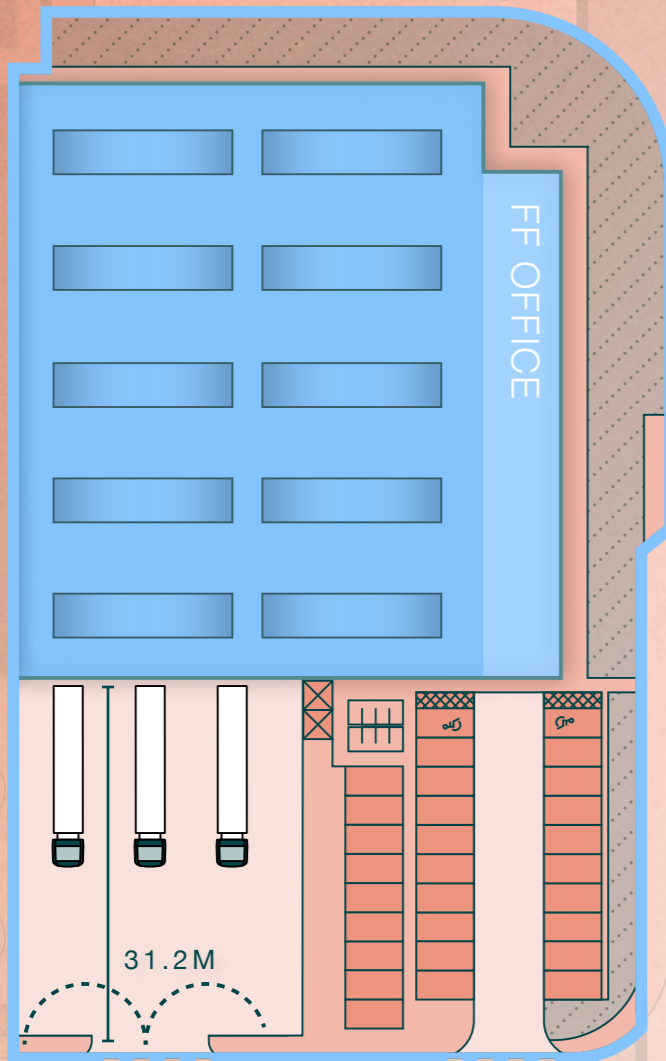
29 CAR PARKING SPACES



ROOF LIGHTS



50KN/SQ M FLOOR LOADING



ESTIMATED ANNUAL PV SAVINGS

£21,225.60

Based on a comparison with a 20-year-old building of the same size



POWER SUPPLY
250KVA



TARGET EPC A+ & BREEAM EXCELLENT

UNIT 7

106,401 SQ FT

UNIT 7	SQ FT	SQ M
Warehouse	96,143	8,932
First Floor Office	10,258	953
Total	106,401	9,885



12M CLEAR HEIGHT WITH 15.6M AT THE MAXIMUM



46.9M YARD DEPTH



9 DOCK & 2 LEVEL ACCESS LOADING DOORS



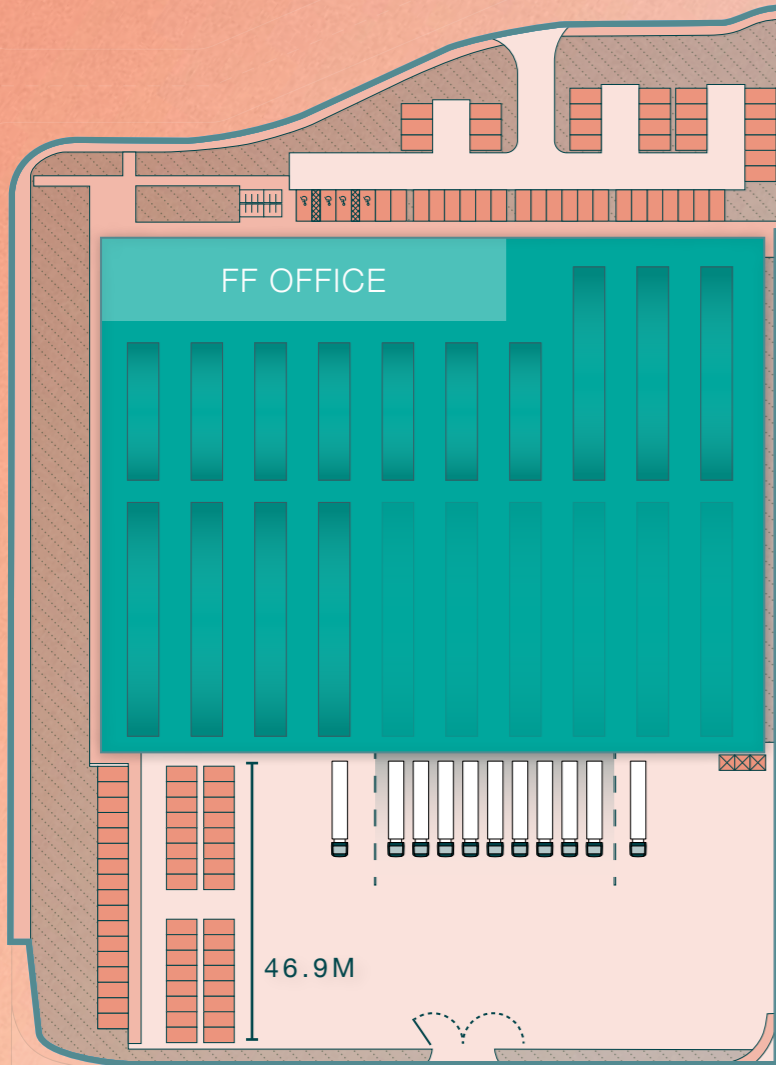
98 CAR PARKING SPACES



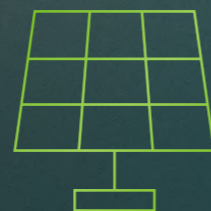
ROOF LIGHTS



50KN/SQ M FLOOR LOADING



*INDICATIVE CGI



ESTIMATED ANNUAL PV SAVINGS

£50,116.00

Based on a comparison with a 20-year-old building of the same size



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.

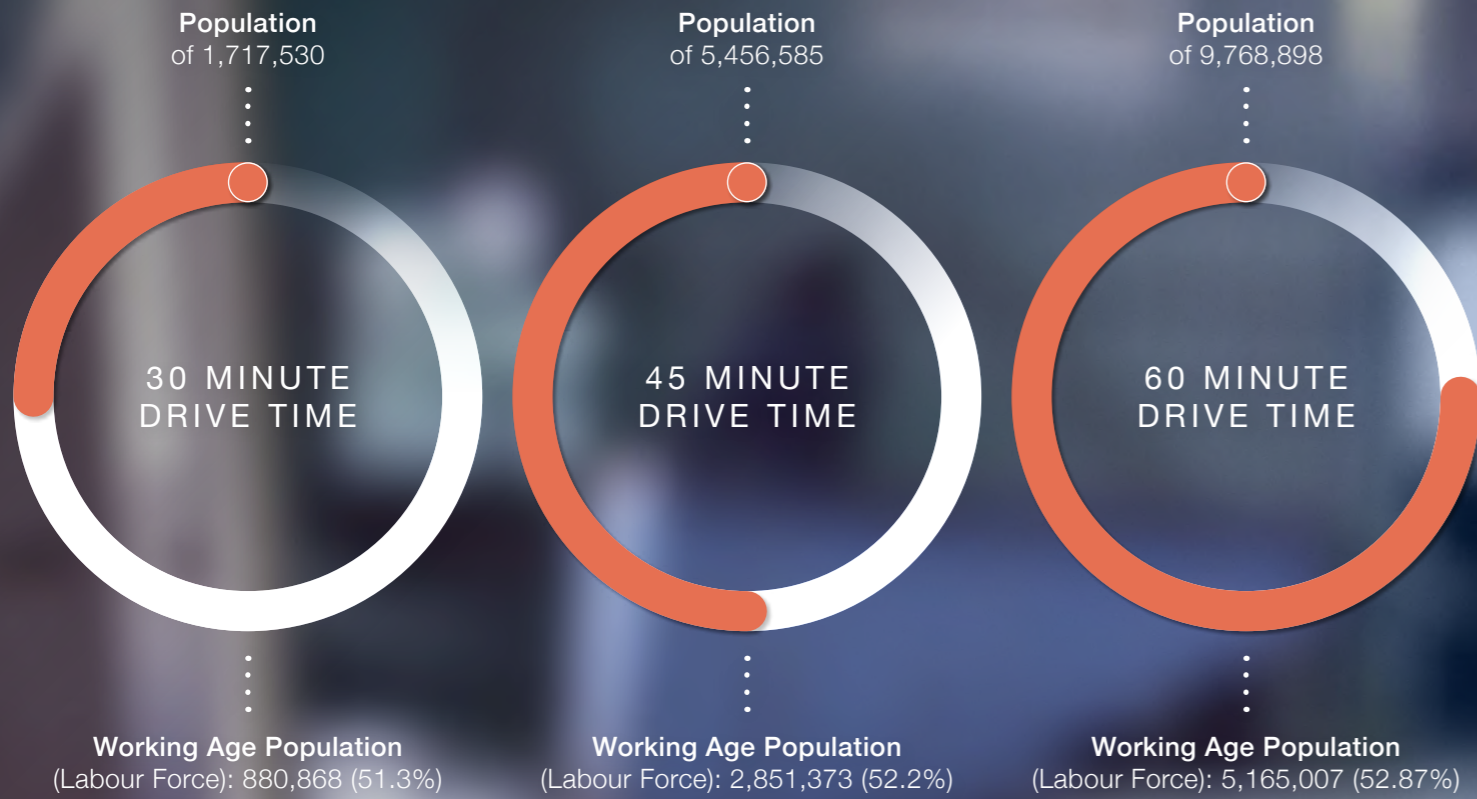
Cost savings compared to a 20-year-old building of equivalent size are shown below:

-  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 CONSTRUCTION
-  EV CAR PARKING SPACES

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	70.40	65991.35	9.14	£58,220.80	£18,867.20
Unit 3	300	66.00	61866.90	8.57	£54,582.00	£17,688.00
Unit 5	360	79.20	74240.27	10.29	£65,498.40	£21,225.60
Unit 7	850	187.00	175289.54	24.29	£154,649.00	£50,116.00



LOCATED AT ENGLAND'S ECONOMIC CORE



Smappen 2026



24,000 local jobs in **Manufacturing and Transportation & Storage**, highlighting the area's strong logistics and production base.



£792.80
Average weekly gross wage



299,700
Economically active residents across the wider labour market



31,000
Workers employed in skilled trade occupations



Significant contributor to global pharmaceutical & medical technology markets



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 spot 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 X

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