

TUNGSTEN PARK // HIGH WYCOMBE



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

AVAILABLE FROM Q3 2025
44,000 SQ FT (4,087 SQ M)

OLD HORNS LANE,
HIGH WYCOMBE,
BUCKINGHAMSHIRE, SL7 3DT
///[FLOWS.BEAK.VENT](https://flows.beak.vent)

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



54 CAR
PARKING SPACES



9M HAUNCH
HEIGHT



50KN/M2
FLOOR LOADING



SECURE, SELF-
CONTAINED YARD



400 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

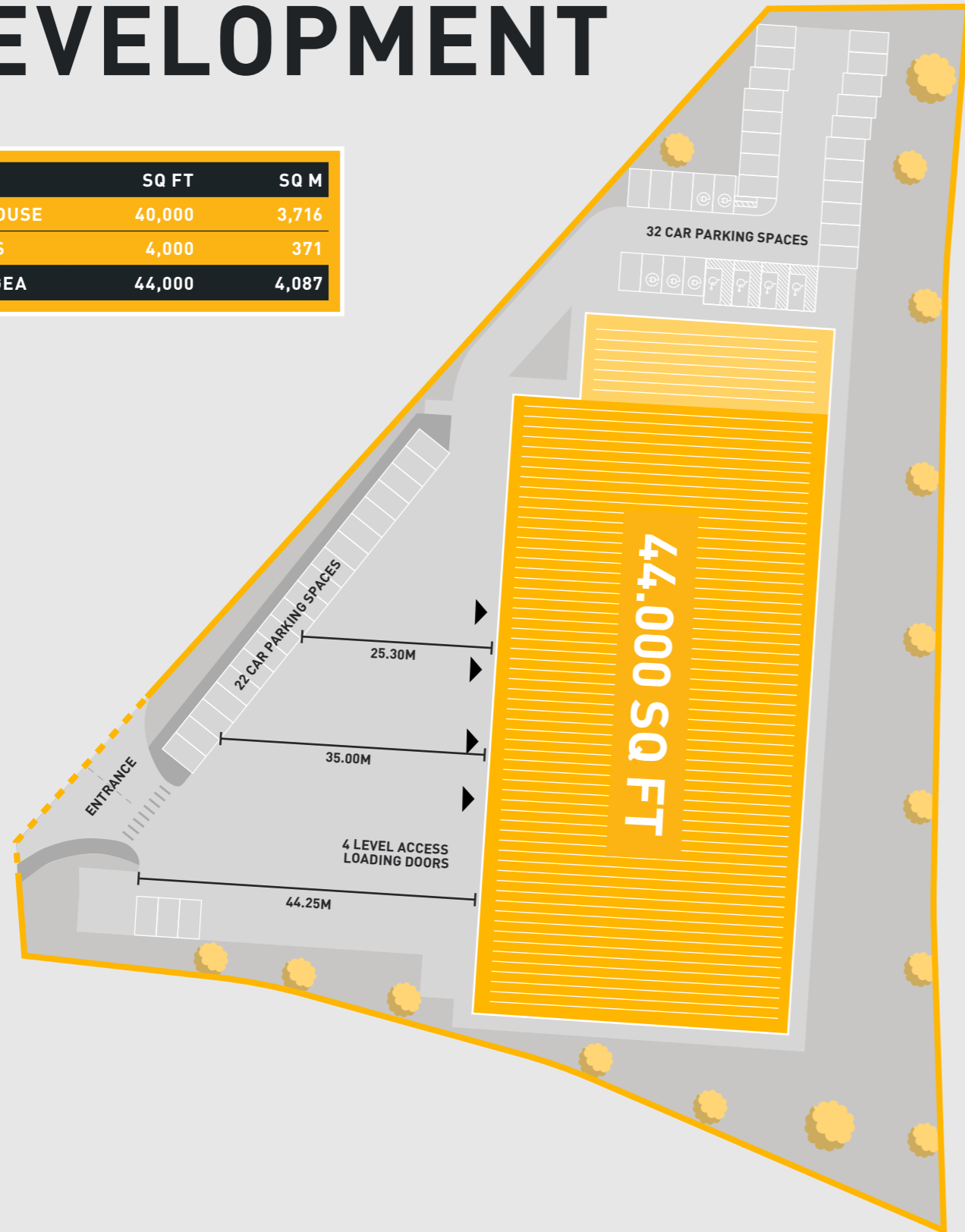
// HIGH WYCOMBE

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



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

Colliers
colliers.com/uk/industrial

01895 813 344
020 7935 4499

GEORGIA PIRBHAI
07599 533 143
georgia.pirbhai@colliers.com

STAN GIBSON
07776 605 378
stanley.gibson@colliers.com

BNP PARIBAS
REAL ESTATE

020 7338 4000
realestate.bnpparibas.co.uk

ZACH HEPPNER-LOGAN
07787 221 412
zach.heppner-logan@realestate.bnpparibas

ILOLO MORGAN
07471 227 336
iolo.morgan@realestate.bnpparibas