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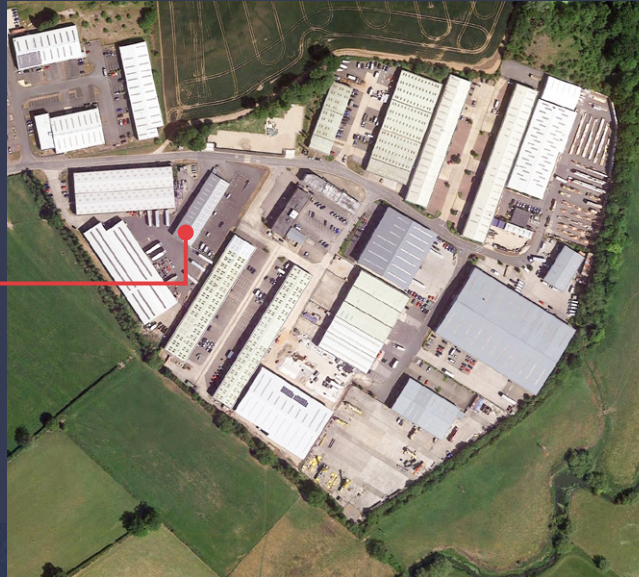
TO LET

2,568 sq ft (250 sq m)

- Excellent access to M40 (J7 & J8A)
- Fully secure site
- On site management
- 3 Phase supply
- Fully refurbished
- Electric roller shutter

Modern Industrial / Warehouse Unit

1A DRAKES DRIVE
CRENDON INDUSTRIAL ESTATE
Long Crendon, Aylesbury HP18 9BA



LOCATION

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8 of the M40 motorway, near Thame. The park currently provides over 500,00 sq ft of modern and refurbished industrial and office accommodation.

DESCRIPTION

The scheme is in a prominent corner position as you enter the park with access directly off the main estate road. The externals are of profile clad finish to elevations and roof.

High specification detail to include electric roller shutter doors, polished floors, 3-phase and disabled WC.

RATES

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value £13,500

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

TERMS

A new lease is available on terms to be agreed.

EPC Rating

B46.

VIEWINGS

Strictly via joint agents:

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