

## TO LET

4,240 sq ft (394 SQ M)

- Excellent access to M40 (J7 and J8A)
- Fully secure site
- On site management
- Eaves height of 8m

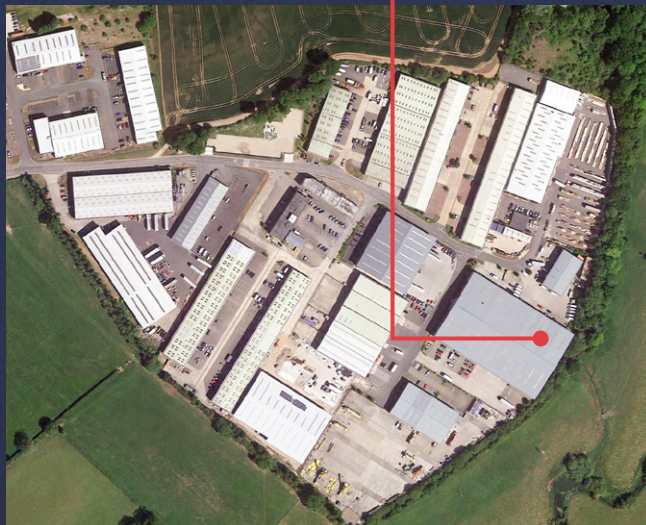
## Modern Industrial Unit with Fitted Offices

**8 DRAKES DRIVE**  
**CRENDON INDUSTRIAL ESTATE**  
Long Crendon, Aylesbury HP18 9FE



## 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

- Eaves height 8m
- Steel portal frame
- Profiled clad elevations and roof
- Electric roller shutter
- 37.5kN / sq m floor loading
- Ground and first floor office space

## ACCOMMODATION

Area	Size
Warehouse	3,729 sq ft
Offices	511 sq ft





## RATES

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

Rateable value £27,250

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 C75.

## VIEWINGS

Strictly via joint agents:

**FIELDS**  
01844 261121

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