

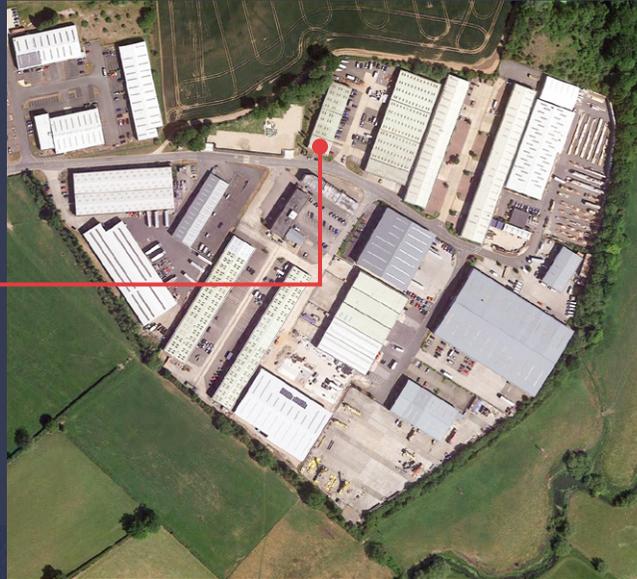


TO LET
3,460 sq ft (321 sq m)

- Excellent access to M40 (J7 & J8A)
- Fully secure site
- On site management
- Eaves height of 5.5m
- Modern kitchen / canteen
- Open plan and private offices

**Modern Warehouse /
Production Unit**

12 FIELD END
CRENDON INDUSTRIAL ESTATE
Long Crendon, Aylesbury HP18 9RW



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 GIA of the ground floor is approx. 2,400 sq ft with offices on the 1st floor measuring approx. 1,060 sq ft.

The ground floor is mostly warehouse / workshop plus kitchen / canteen & WCs. The full-height warehouse area amounts to approx. 1,155 sq ft. The first floor is arranged as offices.

RATES

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

Rateable value £20,500

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

E104.

VIEWINGS

Strictly via joint agents:

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