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**FIELDS**

commercial property  
land and new homes

# To Let

8 Ridgeway, Crendon Industrial Park, Long Crendon, HP18 9BF



**A Modern Industrial Unit Measuring Approx. 3,910 Sq Ft GIA With High Eaves, Fitted Offices, Kitchen, WC's, Shower & 8 Car Spaces**

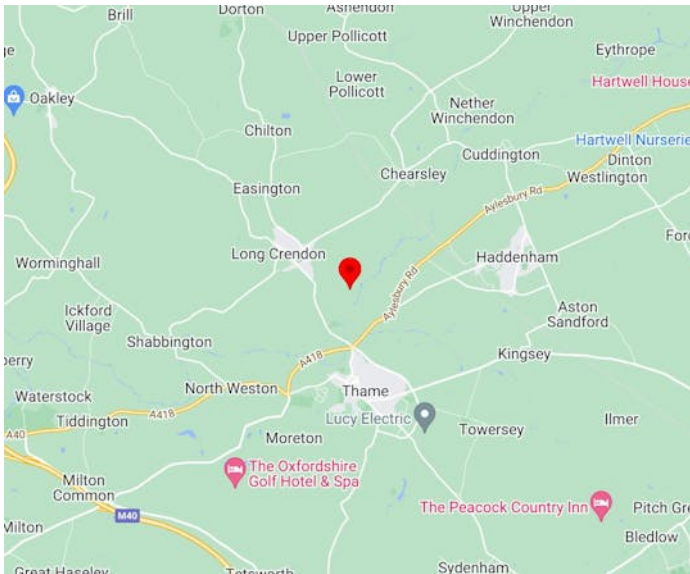
**Size: 3,910 Sq Ft**

**Rent: Rent On Application**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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## Features:

- Modern industrial unit approx. 3,910 Sq ft GIA
- 7m eaves, 3 phase power
- Fitted offices, kitchen, WC, shower
- 8 car spaces

EPC - D (99)

## Location

Crendon Industrial Park is ideally located on the Oxfordshire/Buckinghamshire border. Access to the M40 Motorway is approx. 6 miles to Junctions 7 and 8a. Thame is approx. 2 miles, and Haddenham and Thame Parkway 3 miles.

## Description

An industrial unit of approx. 3,910 Sq ft.

The unit has a warehouse measuring approx. 2,759 Sq ft, ground floor office / meeting room, kitchen, WC & Shower 575 Sq ft and first floor offices 575 Sq ft.

The warehouse has an electric roller shutter door, warehouse kitchen, 7m eaves, LED lighting.

The office space is fully-fitted with suspended ceilings, A/C, gas heating, double glazed windows and carpeting. The unit is fitted a fire alarm and security alarm.

## Rates

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

Rateable value: £23,250 (£25,000 from 1st April 23)

Rates payable: £11,601 (£12,475 from 1st April)

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

## Terms

New lease is available.

RENTAL: On application

Service charge: To be confirmed.

## Viewing

Strictly by appointment with the agent.

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