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**FIELDS**

commercial property  
land and new homes

# To Let

**3D Haddenham Business Park, Pegasus Way, Haddenham, HP17 8LJ**



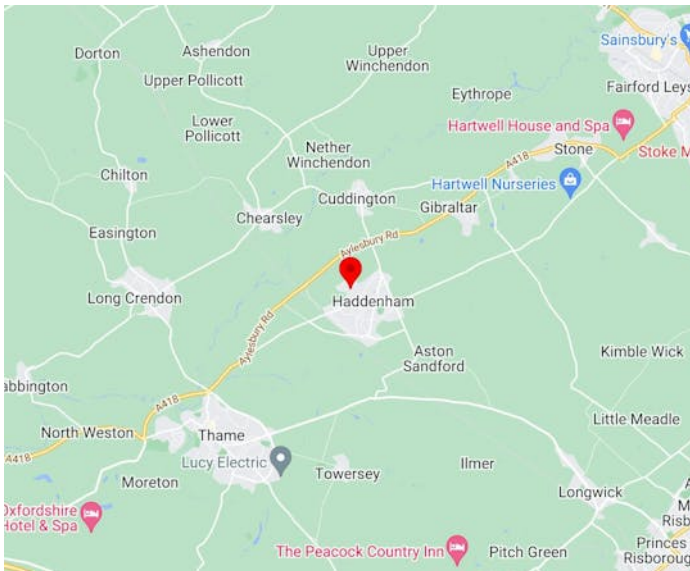
**Modern Warehouse Unit 3,400 Sq Ft Approx On Popular Estate With Good Parking**

**Size: 3,400 Sq Ft**  
**Rent: £42,500 Per Annum**

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

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## Features:

- Modern Warehouse Unit 3,400 Sq ft GIA Approx.
- 6m Eaves, 8m apex
- 3 Office, WC & Kitchenette
- 3 phase power, painted floor, LED lighting & warehouse heater
- 9 Car Spaces

EPC - D (84)

## Location

Haddenham Business Park has direct access to the A418 and the M40 junctions 7 and 8 within 7 miles.

Within walking distance of Haddenham and Thame Parkway Railway station giving access to London Marylebone/Birmingham Snowhill via Chiltern Railway.

## Description

A modern warehouse unit on the popular Haddenham Business Park.

The Unit measures approx. 3,400 Sq ft GIA including Office, kitchenette and WC.

Roller shutter door 4.4m x 4.3m  
3 phase power  
Painted floor, LED warehouse lighting translucent roof lights  
Warehouse heater

Warehouse dimensions approx. 24.8m x 12.8m.

## Rates

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

Rateable value - £20,500 (from April 2023)  
Rates payable - £10,496

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.

Rent: £42,500 per annum ex VAT

## Viewing

Strictly by appointment with the agent.

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