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FIELDS

commercial property
land and new homes

To Let

6 Drakes Drive, Long Crendon Industrial Estate, Long Crendon, HP18 9FE



TO LET

4,936 sq ft (459 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

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

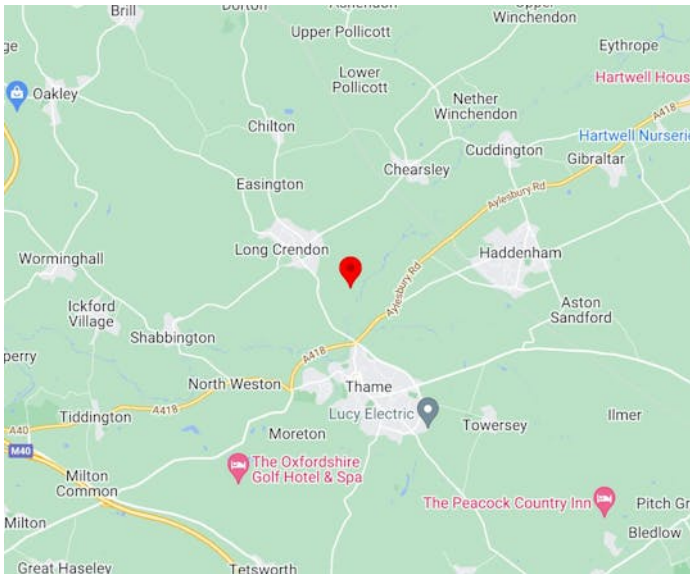
Warehouse Of 4,936 Sq Ft Including Offices On Popular Industrial Estate

Size: 4,936 Sq Ft
Rent: Rent On Application

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

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Features:

- Industrial Unit totalling 4,936 Sq ft
- Warehouse of 3,750 Sq ft
- Ground and first floor Offices of 1,186 Sq ft.
- Eaves height 8m
- Excellent access to M40, J7 and J8A
- Fully secure site

EPC - B (47)

Location

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8A of the M40 motorway, near Thame.

The park currently provides over 500,00 sq ft of modern and refurbished industrial and office accommodation.

Description

Industrial Unit totalling 4,936 Sq ft, including Warehouse of 3,750 Sq ft plus ground and first floor Offices of 1,186 Sq ft.

37.5kN / sq m floor loading and eaves height 8m with electric roller shutter.

Steel portal frame with profiled clad elevations and roof.

Fully-secure site with on-site management.

Rates

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

Rateable value - £32,750

Rates payable - £16,768 (2023-2024)

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.

RENTAL: Price on application.

A service charge is applicable.

Viewings

Strictly by appointment via Fields.