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**FIELDS**

commercial property  
land and new homes

# To Let

2 Field End, Crendon Industrial Estate, Long Crendon, HP18 9EJ



## TO LET

2,914 SQ FT (271 SQ M)

- Excellent access to M40 (J7 and J8A)
- Eaves height 5m
- 6 car parking spaces
- 3 phase power
- Secure site
- On site management

## Modern Industrial / Warehouse Unit

2 FIELD END  
CRENDON INDUSTRIAL ESTATE  
Long Crendon, Aylesbury HP18 9FE

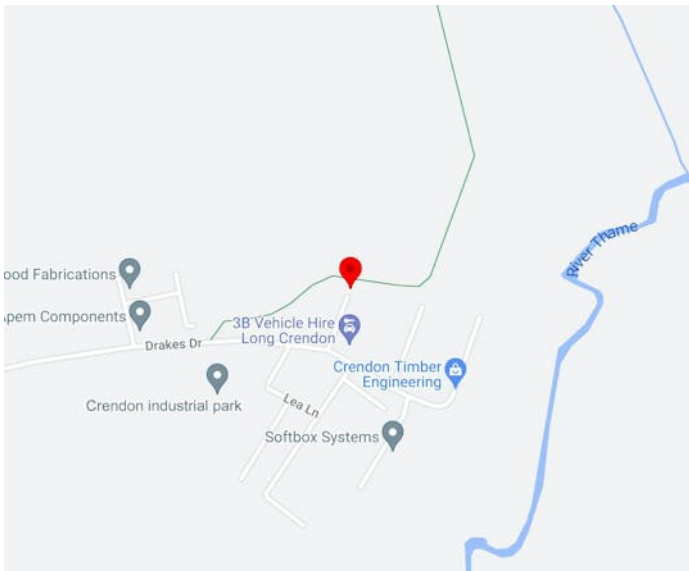
A Refurbished Warehouse Unit Measuring Approx. 2,914 Sq Ft With  
3-Phase Power And 5m Eaves

Size: 2,914 Sq Ft  
Rent: Rent On Application

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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## Features:

- Modern industrial unit of approx. 2,914 sq ft GIA
- 3-phase power and 5m eaves height
- 6 parking spaces
- Secure site with on-site management
- Access to M40, J7 and 8

EPC - C (70)

## Location

Crendon Industrial Estate is located approximately 5 miles from junction 7 and 8 of the M40 motorway, near Thame. This provides access to Oxford to the west, M25 and London to the south and the Midlands to the north.

The Park is located on the B4011, the main road between Thame & Bicester and is well-served by public transport links.

## Description

The Warehouse area is approx. 2,914 Sq. ft. with vehicle-loading door and pedestrian access.

The buildings are of precast concrete frame construction, with pitched-roof feature profiled metal sheet cladding incorporating GRP roof lights. External elevations are principally formed from full-height facing brickwork and incorporate double-glazed, powder-coated metal-framed windows and doors.

6 parking spaces are available.

## Rates

Rateable value - £23,750

Rates payable - £12,160 (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.

RENTAL: Rent on application

A service charge is applicable.

## Viewing

Strictly by appointment with the agent.