



TO LET
6,513 SQ FT (605 SQ M)

- Excellent access to M40 (J7 and J8A)
- Eaves height 6.58m
- 14 car parking spaces
- On site management
- 3 Phase power

**Modern Industrial /
Warehouse Unit**

UNIT 2 RIDGEWAY
CRENDON INDUSTRIAL ESTATE
Long Crendon, Aylesbury HP18 9FE

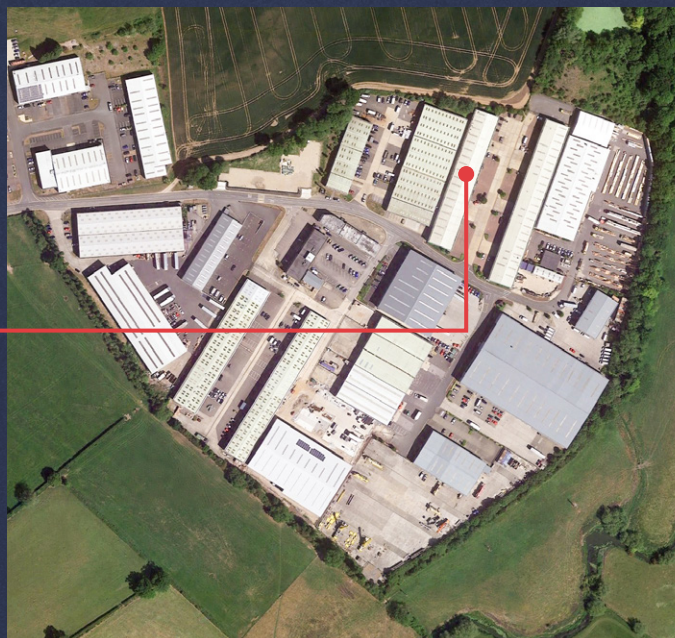
LOCATION

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. The estate currently provides over 500,000 sq ft of modern and refurbished accommodation.

DRIVE TIMES / CAR

J7/8 M40	5 miles / 10 mins
Thame	2.3 miles / 6 mins
Aylesbury	11 miles / 20 mins
Oxford	15 miles / 34 mins
London	52 miles / 1hr 19 mins
Birmingham	85 miles / 1hr 30 mins



DESCRIPTION

The building is constructed of steel portal frame and situated within a terraced block. The pitched roof features profiled metal sheet cladding incorporating GRP roof lights and benefits from lifeline fall arrest systems. The elevations are clad with a combination of profiled metal cladding and feature facing brickwork panels surrounding the loading doors. Externally, an open forecourt is provided to the front elevation with 14 car parking spaces and loading / unloading area.

ACCOMMODATION

Area	Size
Warehouse	4,734 sq ft (approx)
Grd & 1st Floor Office	1,779 sq ft



RATES

The property lies within the rating area of Aylesbury Vale District Council and is currently assessed with another unit. This assessment will need to be split prior to the tenants occupation.

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 C54.

VIEWINGS

Strictly via joint agents:

FIELDS
01844 261121

www.fieldscommercial.com

Nick Johnson
01844 261 121
nick@fields-property.co.uk

Tom Horgan
07522 452 399
tom@fields-property.co.uk

CBRE
01865 848488
www.cbre.co.uk

Tom Barton
01865 848 488
tom.barton@cbre.com

Will Davis
01865 848 488
will.davis@cbre.com



4thindustrial.com

Contact Owner Direct:
Sarah Lindsay
sarah@4thindustrial.com
07780 483 282

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2024.