

**2.29 ACRE YARD**



**TO LET**  
**20,384 SQ FT SQ FT (1,893.7 SQ M)**

- High Specification Unit
- Substantial 2.29 Acre Yard
- Open Plan Office Layout to First Floor
- Lift Access
- Kitchens & WCs to Ground and First Floor
- 4 Level Access Loading Doors
- EV Charging
- Additional Warehouse Mezzanine

**Modern Industrial / Warehouse  
Unit with Substantial Yard**

**14 HIKERS WAY**  
**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

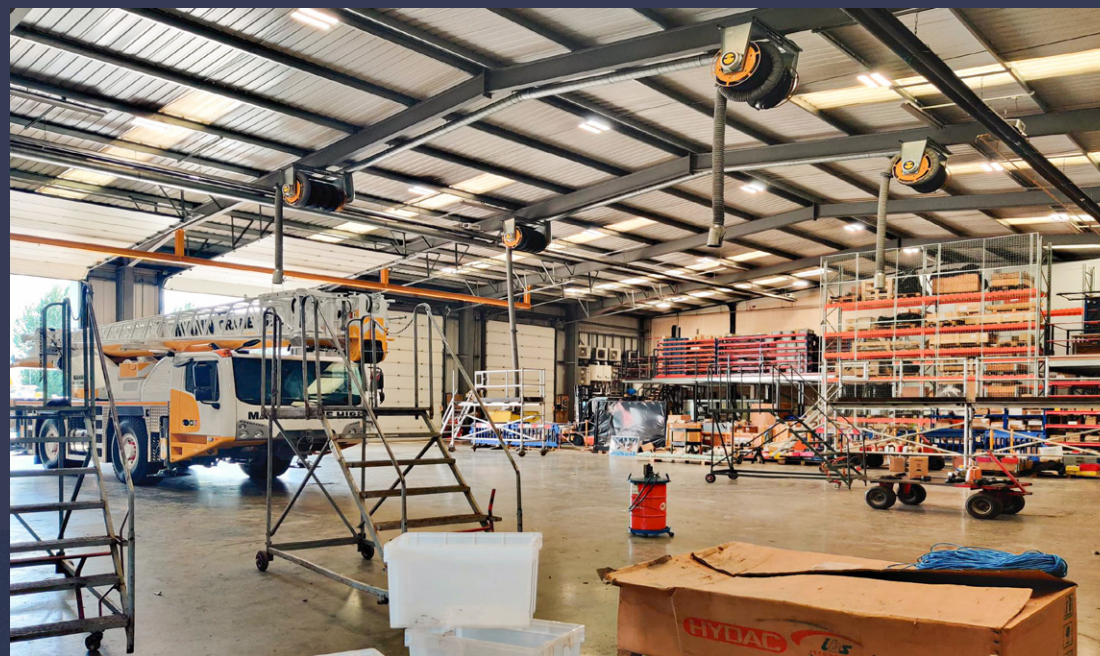


## DESCRIPTION

Unit 14 Hikers Way is a high specification warehouse / industrial unit based on the well-established Long Crendon Industrial Estate. The unit benefits greatly from a substantial 2.29 acre gated yard and 7m eaves (6.6m to underside of haunch, 7.6m to underside of roof).

## ACCOMMODATION

Area	Size
Warehouse	12,336 sq ft
Grd offices	4,014 sq ft
FF offices	4,004 sq ft
Total	20,384 sq ft



## RATES

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

Rateable value £168,000

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 TBC.

## VIEWINGS

Strictly via joint agents:

**FIELDS**  
01844 261121

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