



TO LET

17,890 - 37,045 sq ft (1,662 - 3,442 sq m)

- Excellent access to M40 (J7 and J8A)
- Fully secure site
- On site management
- Newly refurbished
- Large 37m yard
- Eaves height of 8m
- Floor loading 37.5kN/sq m
- 32 parking spaces

Modern Industrial / Warehouse Unit

8/9 HIKERS WAY
CRENDON INDUSTRIAL PARK

Thame, Oxfordshire HP18 9RW

LOCATION

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8 of the M40 motorway, near Thame. The park currently provides over 500,00 sq ft of modern and refurbished industrial and office accommodation.



DESCRIPTION

New warehouse / industrial buildings of steel portal frame construction with profiled sheet cladding.

Unit 8 has 16,095 sq ft of warehouse space, with a 1st floor office of 1,795 sq ft. Unit 9 has 17,360 sq ft of warehouse space, with a 1st floor office of 1,795 sq ft.

- Each unit has 2 level loading doors
- Floor loading - 37.5kN/sq m
- New 1,000 KVA sub station
- 32 parking spaces in total for the whole development



RATES

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

Rateable value	To be assessed
Rates payable	£11,000 (2018-2019)

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.

VIEWINGS

Strictly via joint agents:

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