

1A Drakes Park Long Crendon HP18 9BA

Detached Warehouse / Production Unit
Available to Let
29,130 Sq ft GIA



FIELDS

commercial
land & new homes



- Warehouse / production unit approx. 29,130 sq ft GIA
- 1.22 Acre Site
- Prominent Location
- B2/B8 & 1a / B1c Uses
- 6m eaves
- 3 phase power
- 45 car spaces

Drakes Park

1A Drake's Park site is available To Let.

The property was constructed in 1987 and comprises a detached steel portal frame building with 6M eaves.

The building stands on a 1.22 acre site, has 45 car spaces, 3 loading bays with roller shutter doors, and excellent access from Drakes Drive.

ACCOMMODATION SCHEDULE

Warehouse	19,683 ft ²	1,828.6 m ²
Ground floor offices 1	3,676 ft ²	341.5 m ²
Ground floor offices 2	1,081 ft ²	100.4 m ²
First floor offices	3,607 ft ²	335.1 m ²
Mezzanine	1,083 ft ²	100.6 m ²
Total	29,130 ft²	2,706.2m²

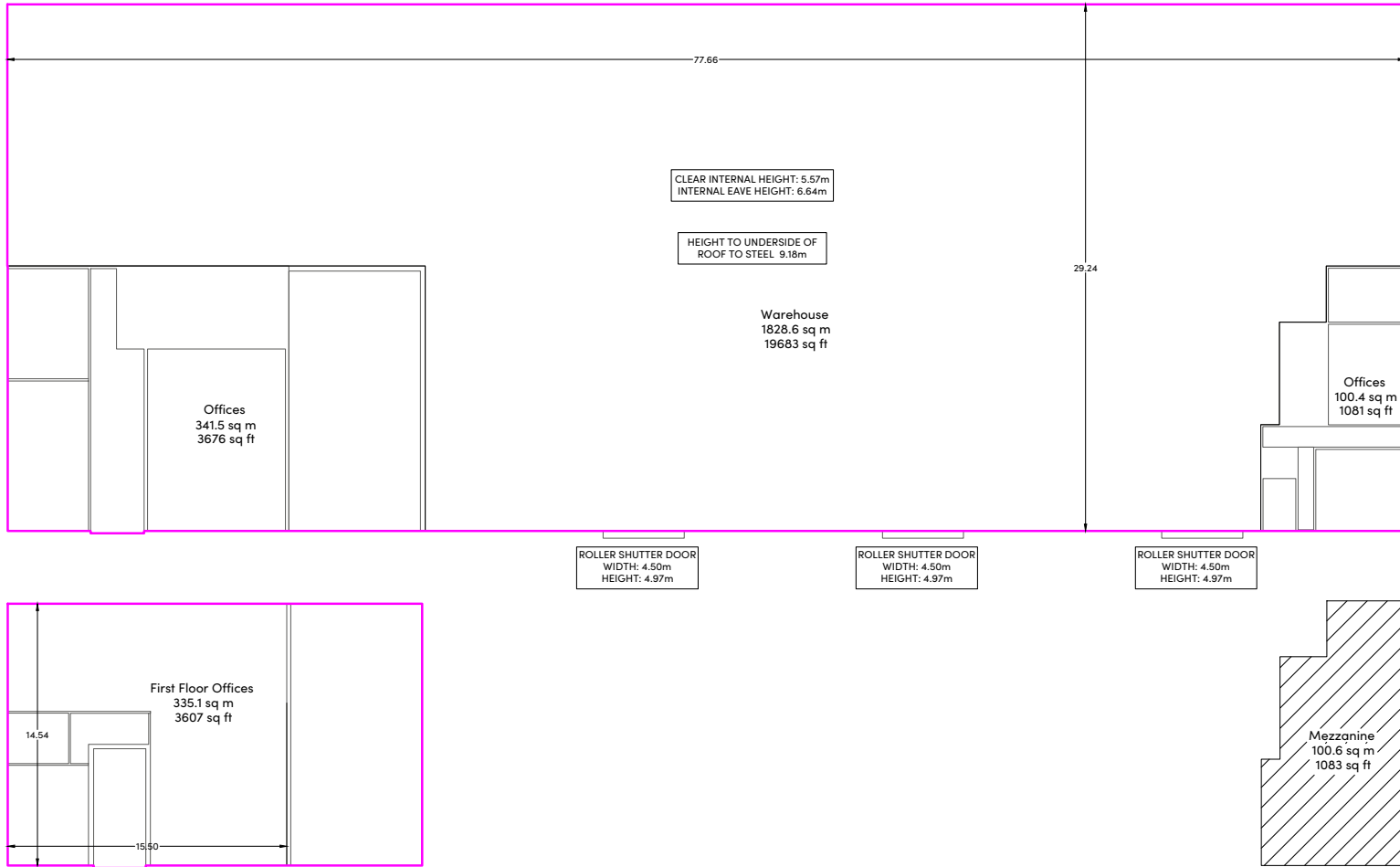






WELL SPECIFIED BUILDING





Unit 1A Drakes Park

Property
 Crendon Industrial Park
 Long Crendon
 Thame
 HP18 9BB

Gross Internal Area			
GIA	2,605.6 sq m	28,047 sq ft	
Total GIA:	2,605.6 sq m	28,047 sq ft	
The following has been EXCLUDED from the area:			
Tenant Mezzanine	100.6 sq m	1083 sq ft	

Notes

1. All dimensions to be checked on site and not scaled from this drawing.
2. Hollis shall be informed in writing of any discrepancies.
3. All dimensions are in metres, scaled from this drawing.
4. All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

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 W hollisglobal.com



AREA REFERENCING

DATE	DRAWN BY	
20.05.2021	LZR	
SCALE	CHECKED	
1:250 @A3	TP	
PROJECT	LINE	ORIGINATOR
11066	100	HLS
DATE	ISSUED BY	ISSUED
20.05.2021	LZR	20.05.2021
DR	G	30201
	SO	----

Local Occupiers



Location

1A Drakes Park is prominently located at the entrance to the well-known Crendon Industrial Park, however is in private ownership, and subject to lower service charge costs relating only to the Drakes Park area outside the adjoining Crendon estate.

Located on the Oxfordshire / Buckinghamshire border, just outside Thame and close to Junctions 7 and 8a of the M40. The property is located on the B4011, the main road between Thame and Bicester and is well served by public transport links.

Description

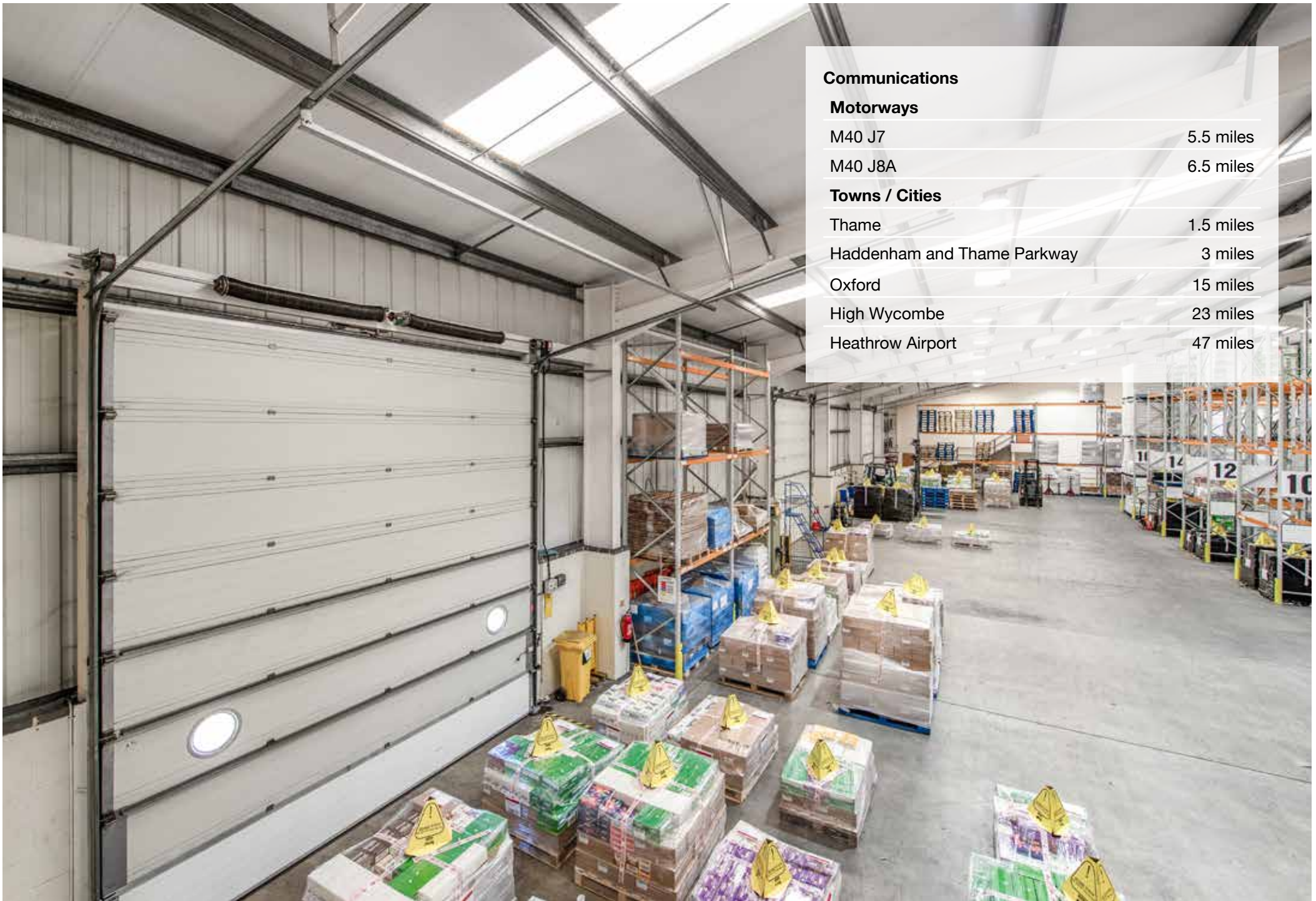
A modern detached warehouse / production unit constructed in 1987 measuring approximately 29,130 sq ft GIA, occupying a prominent corner site of 1.22 acres.

- **Warehouse approx. 19,683 sq ft GIA**
- **Office approx. 8,364 sq ft GIA**
- **Mezzanine approx. 1,083 sq ft GIA**
- **Ancillary facilities, two x kitchens, WC's, and shower**
- **45 car spaces**
- **Excellent access for servicing**

Specification

The unit benefits from the following specification:

- Steel Portal Frame Construction
- Clear span warehouse
- 6m Eaves
- 3 Phase Power
- 3 x roller shutter doors
- Air conditioned offices
- Excellent staff facilities
- 45 car spaces
- Level access yard



Communications

Motorways

M40 J7	5.5 miles
M40 J8A	6.5 miles

Towns / Cities

Thame	1.5 miles
Haddenham and Thame Parkway	3 miles
Oxford	15 miles
High Wycombe	23 miles
Heathrow Airport	47 miles

Drakes Park Long Crendon

Business Rates

For the year 2020/2021.

1A DRAKES PARK

Rateable Value	£158,000
Rates Payable	£79,632

Terms

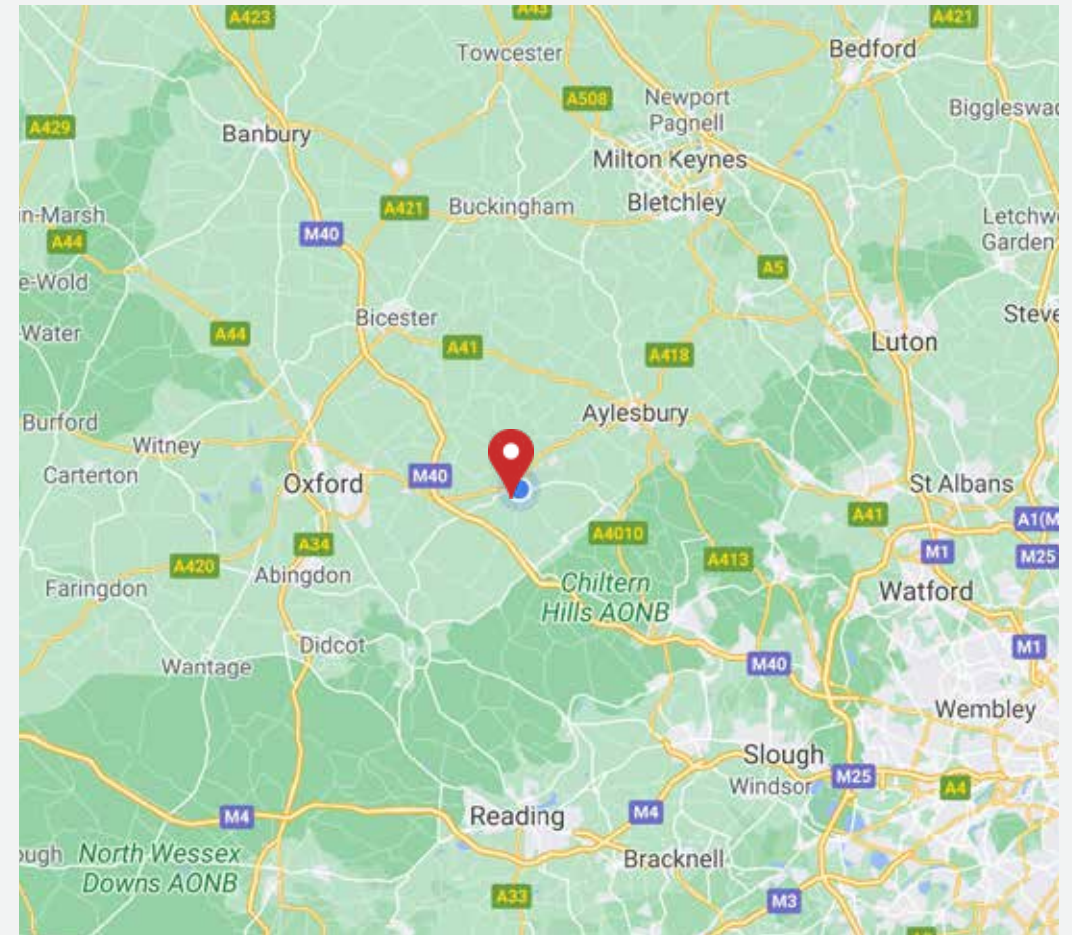
Lease: A new FRI lease is available.

Rent: POA

Service charge: TBC

EPC

The property has an energy rating of C, certificate available on request.



commercial property
land and new homes

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