



TO LET
8,068 SQ FT (750 SQ M)

- Excellent access to M40 (J7 and J8A)
- Eaves height 7.4m
- 3 phase power
- 8 car parking spaces
- Yard to rear
- Secure site
- On site management

**Modern Industrial /
Warehouse Unit**

3 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

The building is constructed around a frame of precast concrete, the roof and external elevations are clad with coated profiled metal sheet cladding. Externally, an open forecourt is provided to the front elevation and a concrete yard to the rear.

ACCOMMODATION

Area	Size
Warehouse	7,003 sq ft
(Grd + FF) Offices	1,065 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 £34,000

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 D80.

VIEWINGS

Strictly via joint agents:

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