

TO LET
3,688 SQ FT (343 SQ M)

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

**Modern Industrial /
Warehouse Unit**

6 FIELD END
CRENDON INDUSTRIAL ESTATE
Long Crendon, Aylesbury HP18 9FE

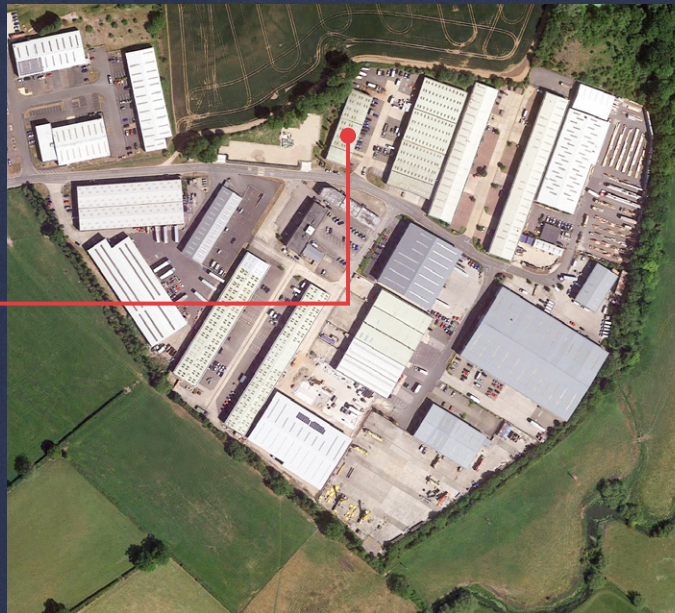
LOCATION

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 buildings are of precast concrete frame construction, with pitched roof feature profiled metal sheet cladding incorporating GRP roof lights. External elevations are principally formed from full height facing brickwork and incorporate double glazed, powder coated metal framed windows and doors. Vehicle loading door and pedestrian access.

ACCOMMODATION

| Area | Size |
|--------------------|-------------|
| Warehouse | 3,128 sq ft |
| (Grd + FF) Offices | 560 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 £20,500

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 D83.

VIEWINGS

Strictly via joint agents:

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