



**TO LET**  
**11,374 SQ FT (1,057 SQ M)**

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

**Modern Industrial /  
Warehouse Unit**

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



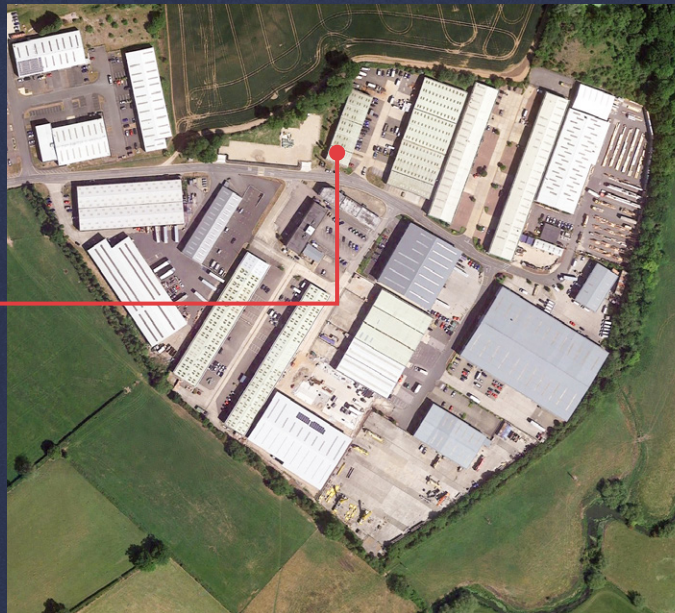
## LOCATION

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	9,066 sq ft
(Grd + FF) Offices	2,308 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 £56,000

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 C73.

## VIEWINGS

Strictly via joint agents:

**FIELDS**  
01844 261121

[www.fieldscommercial.com](http://www.fieldscommercial.com)

Nick Johnson  
01844 261 121  
[nick@fields-property.co.uk](mailto:nick@fields-property.co.uk)

Tom Horgan  
07522 452 399  
[tom@fields-property.co.uk](mailto:tom@fields-property.co.uk)

**CBRE**  
01865 848488  
[www.cbre.co.uk](http://www.cbre.co.uk)

Tom Barton  
01865 848 488  
[tom.barton@cbre.com](mailto:tom.barton@cbre.com)

Will Davis  
01865 848 488  
[will.davis@cbre.com](mailto:will.davis@cbre.com)



[4thindustrial.com](http://4thindustrial.com)

Contact Owner Direct:  
Sarah Lindsay  
[sarah@4thindustrial.com](mailto:sarah@4thindustrial.com)  
07780 483 282

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