

TO LET

**2,477 SQ M
(26,662 SQ FT)
WITH 37 M YARD**

DRAKES DRIVE

- Excellent access to M40 (J7 and J8A)
- B2/B8 uses
- Secure and fenced yard
- EV charging points
- 8m eaves height
- Fitted first floor office

BRAND NEW WAREHOUSE / INDUSTRIAL UNIT



**Ready for occupation
Q3 2024**

Crendon Industrial Estate / Long Crendon / HP18 9BB

crendonindustrialestate.com

ACCOMMODATION

Unit provides new, speculatively developed industrial unit suitable for a range of uses.

Located on an established industrial estate just 5.5 miles from the M40.

Area	Size (Sq Ft)	Size (Sq M)
Ground Floor Warehouse	24,183	2,246.7
First Floor Office	2,479	230.3
TOTAL	26,662	2,477

Car parking spaces: 20 with potential for further provision



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20 car parking spaces



Secure and fenced yard



8m eaves height



37m yard



4 level loading doors



Floor loading 37.5 kN/sq m



BREEAM very good and a target EPC rating A

LOCATION

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The unit will form part of the established Crendon Industrial Estate, located on the Oxfordshire/Buckinghamshire border, just outside Thame and close to Junctions 7 and 8A of the M40.

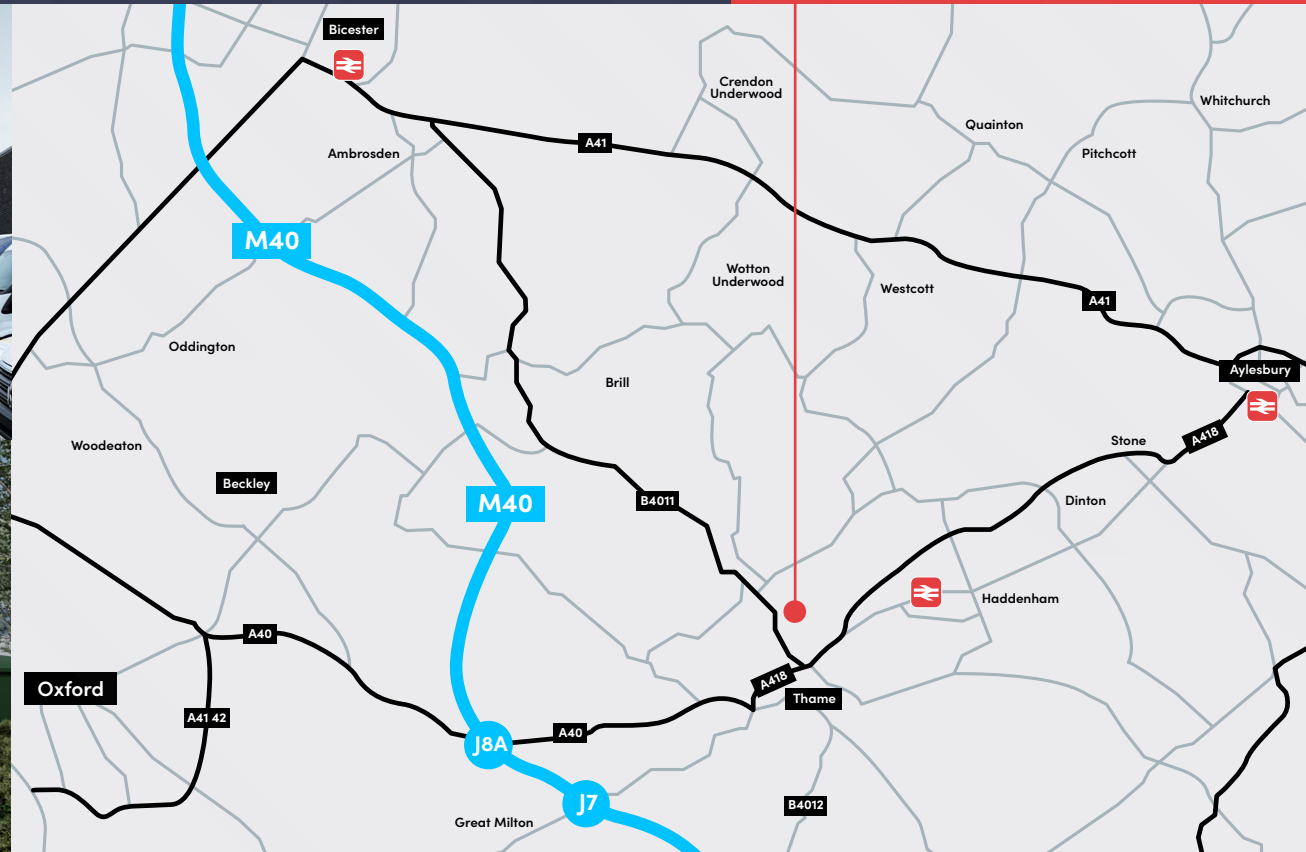
The park is located on the B4011, the main road between Thame and Bicester and is well served by public transport links.

DRIVE TIMES

J7 / M40	10 mins / 5 miles
J8A / M40	13 mins / 7.1 miles
A418	4 mins / 1.6 miles
Thame	6 mins / 2.3 miles
Bicester	26 mins / 13.9 miles
Aylesbury	20 mins / 11 miles
Oxford	34 mins / 15 miles

DRAKES DRIVE

CRENDON INDUSTRIAL ESTATE LONG CRENDON HP18 9BB



CRENDON INDUSTRIAL ESTATE LONG CRENDON, HP18 9BB



FURTHER INFORMATION

For more information and full proposal please contact:



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RATES

Tenants will be responsible for payment of business rates and an annual service charge.

TERMS

Units are available on leasehold terms.

VAT

Figures are quoted exclusive of VAT.

EPC

Target EPC rating A.

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