

# TO LET

# DRAKES FARM

From  
3,030 - 19,328 sq ft  
(282 - 1,796 sq m)

- Excellent access to M40 (J7 and J8A)
- B1(c)/B2/B8 uses
- Parking & loading area
- EV charging points
- 6m eaves height
- Fitted first floor office (to Unit 4)

Ready for occupation  
**Q2 2023**

# BRAND NEW WAREHOUSE / INDUSTRIAL UNITS



Prominent  
position



Uses B1(c),  
B2 & B8 Uses



BREEAM  
very good



Established  
industrial estate



Trade Counter  
potential

**Crendon Industrial Estate**  
**Long Crendon, HP18 9BB**

[crendonindustrialestate.com](http://crendonindustrialestate.com)

# ACCOMMODATION

New speculatively developed industrial units suitable for a range of uses.

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

Unit	Total (Sq Ft)	Warehouse (Sq Ft)	Offices (Sq Ft)	Comments
1	3,034	3,034		Units 1 & 2 can be combined
2	3,030	3,030		
3	3,030	3,030		Units 3 & 4 can be combined
4	3,770	3,054	716	
5	3,232	3,232		Units 5 & 6 can be combined
6	3,232	3,232		
<b>Totals (GIA)</b>	<b>19,328</b>	<b>18,612</b>	<b>716</b>	

Car parking spaces: 41



41 car parking spaces



6m eaves height



EV charging points



BREEAM very good  
Target EPC A



Floor loading 37.5 kN/sq m

# LOCATION

crendonindustrialestate.com

The units 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.

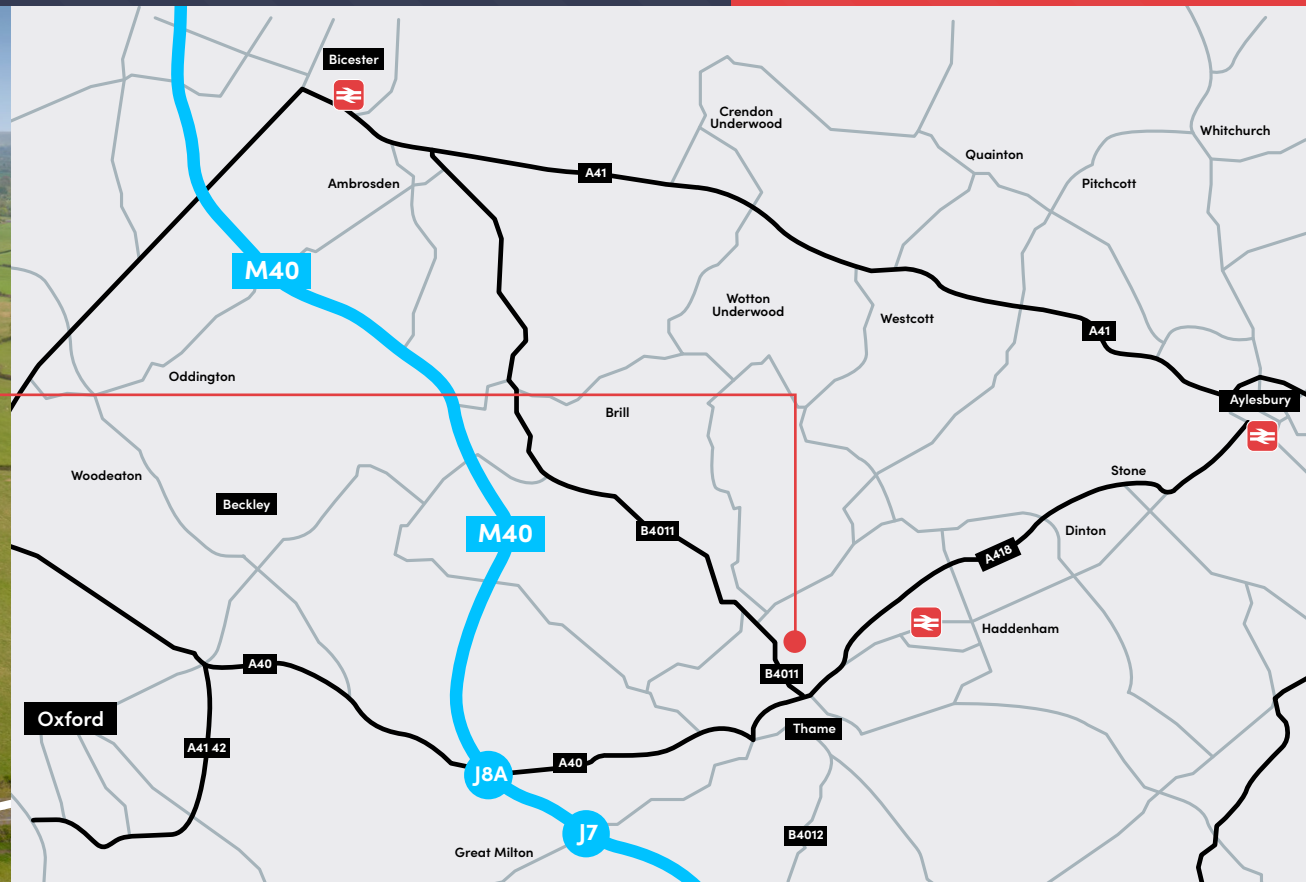
The park is located on the B4011, the main road between Thame and Bicester and is well served by public transport links.

## DRIVE TIMES

J7 / M40	11 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

## DRAKES FARM

**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, insurance and an annual service charge.

## VAT

Figures are quote exclusive of VAT.

## TERMS

Units are available on leasehold terms.

## EPC

Target EPC A.

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