



## TO LET

**0.80 acres (0.32 hectares) approx**

- Excellent access to M40 (J7 and J8A)
- Water connection
- Electricity connection
- Secure site
- On site management

## Yard

**PLOT 6 DRAKES DRIVE  
CRENDON INDUSTRIAL ESTATE**

Long Crendon, Aylesbury HP18 9EQ



## CRENDON INDUSTRIAL PARK

Thame, Oxfordshire HP18 9BB

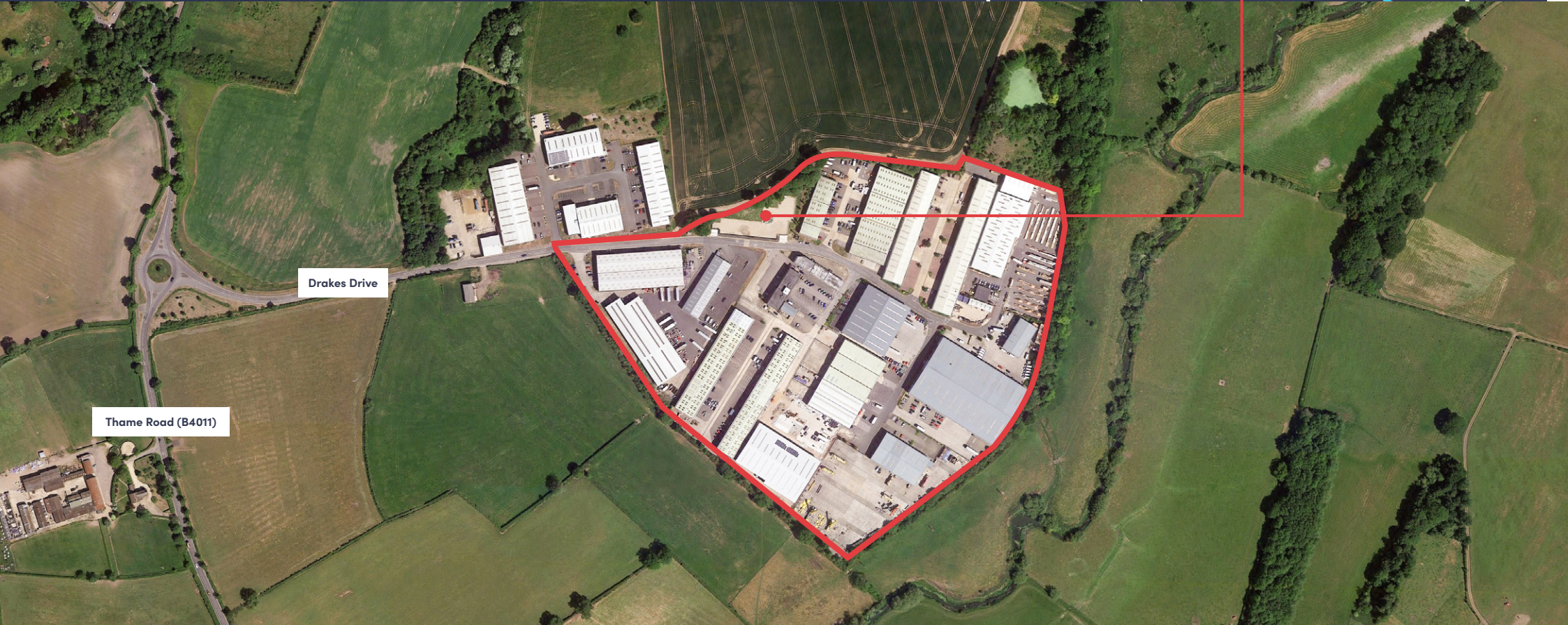
### LOCATION

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.

### TRAVEL DISTANCES

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 site is secured via powder coated paladin fence, which includes two vehicle gates to the front of the site. There are a number of column mounted floodlights to the site.

The majority of site is covered by hardcore and there is potential to create additional hardcore area subject to planning.

## RATES

Please make your own enquiries with the local authority.

## TERMS

A new lease is available on terms to be agreed.

## VIEWINGS

Strictly via joint agents:

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