



TO LET

4,936 sq ft (459 SQ M)

- Excellent access to M40 (J7 and J8A)
- Fully secure site
- On site management
- Eaves height of 8m

**Modern Industrial Unit
with Fitted Offices**

**6 DRAKES DRIVE
CRENDON INDUSTRIAL ESTATE**
Long Crendon, Aylesbury HP18 9FE

CRENDON INDUSTRIAL PARK

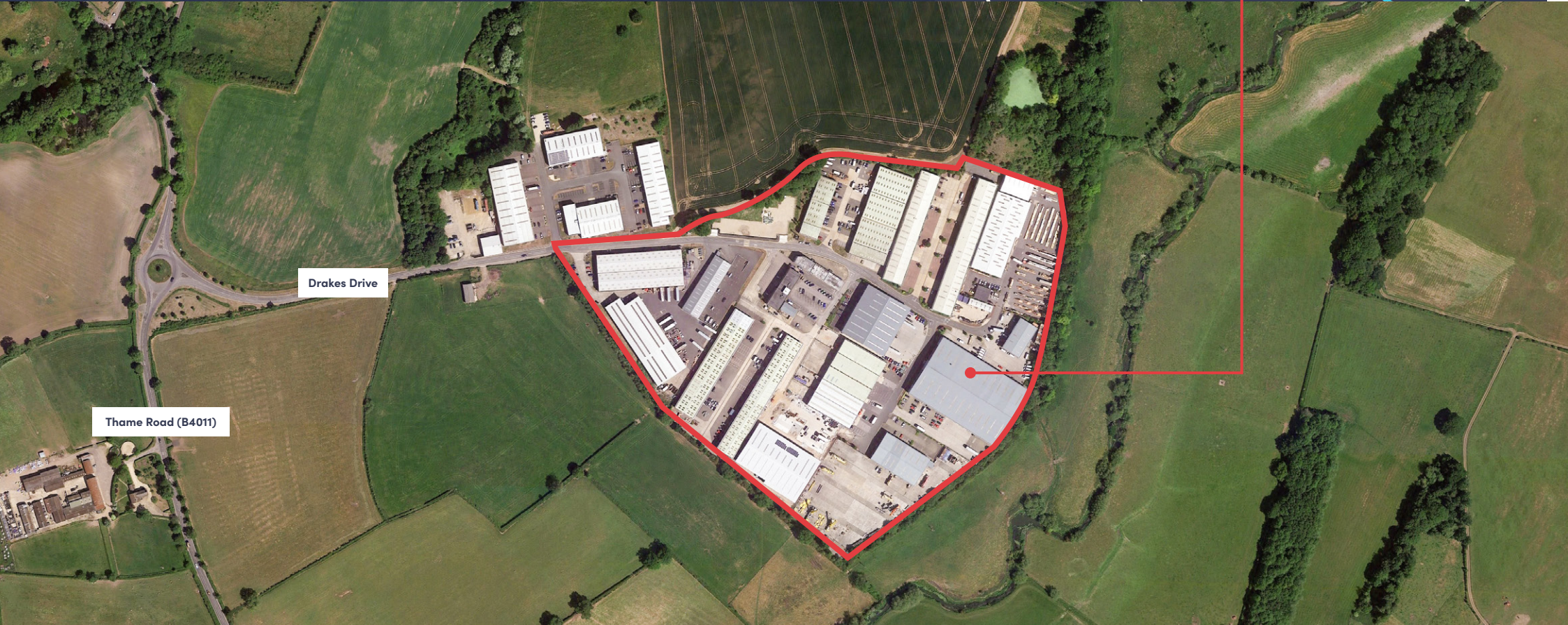
Thame, Oxfordshire HP18 9BB

LOCATION

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8 of the M40 motorway, near Thame. The park currently provides over 500,00 sq ft of modern and refurbished industrial and office accommodation.

TRAVEL DISTANCES

THAME	1.5 MILES
M40 J7	5.5 MILES
M40 J8A	6.5 MILES
OXFORD	15 MILES
LUTON AIRPORT	37 MILES
HEATHROW AIRPORT	47 MILES





DESCRIPTION

- Eaves height 8m
- Steel portal frame
- Profiled clad elevations and roof
- Electric roller shutter
- 37.5kN / sq m floor loading
- Ground and first floor office space

ACCOMMODATION

Area	Size
Warehouse	3,750 sq ft
Offices	1,186 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 £32,750

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 B47.

VIEWINGS

Strictly via joint agents:

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