

## **TO LET** **6,513 SQ FT (605 SQ M)**

- Excellent access to M40 (J7 and J8A)
- Eaves height 6.58m
- 14 car parking spaces
- On site management
- 3 Phase power

## **Modern Industrial / Warehouse Unit**

**UNIT 2 RIDGEWAY**  
**CRENDON INDUSTRIAL ESTATE**  
Long Crendon, Aylesbury HP18 9FE



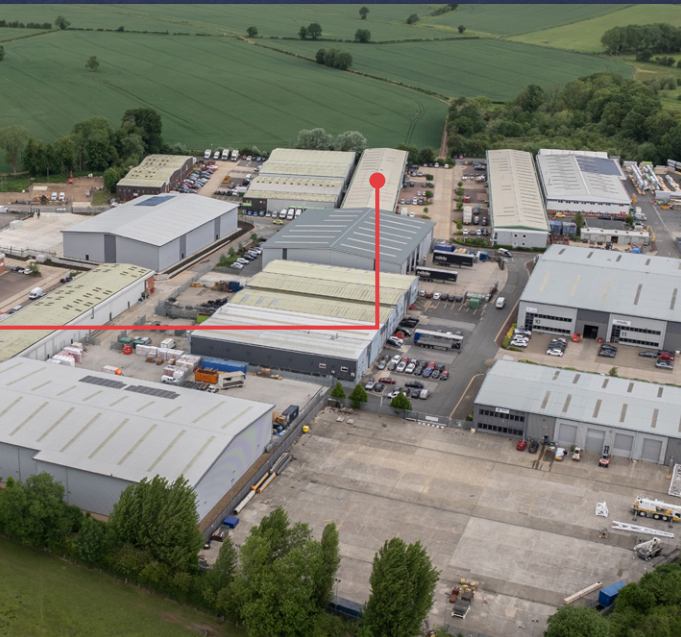
## LOCATION

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 building is constructed of steel portal frame and situated within a terraced block. The pitched roof features profiled metal sheet cladding incorporating GRP roof lights and benefits from lifeline fall arrest systems. The elevations are clad with a combination of profiled metal cladding and feature facing brickwork panels surrounding the loading doors. Externally, an open forecourt is provided to the front elevation with 14 car parking spaces and loading / unloading area.

## ACCOMMODATION

Area	Size
Warehouse	4,734 sq ft
Grd & 1st Floor Office	1,779 sq ft





## RATES

The property lies within the rating area of Aylesbury Vale District Council and is currently assessed with another unit. This assessment will need to be split prior to the tenants occupation.

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 C54.

## VIEWINGS

Strictly via joint agents:

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