

**UNITS 1&2  
CAN BE COMBINED  
15,756 SQ FT  
(1,464 SQ M)**

# UNIT 1 HADDENHAM BP

**TO LET MODERN INDUSTRIAL /  
WAREHOUSE UNIT  
10,617 SQ FT (986 SQ M)**

- Clear internal eaves 7.5m rising to 8.5m
- 30kN/m2 Floor Loading
- 3 phase power - min 10kVA
- Gas connection
- Insulated roller shutter doors (3.6m)

**HADDENHAM BUSINESS PARK  
PEGASUS WAY, HADDENHAM  
AYLESBURY HP17 8ZD**



## HADDENHAM BUSINESS PARK

The buildings are of steel framed construction. Externally, the roofs are plastisol coated profiled metal construction incorporating rooflights. Elevations are largely formed in plastisol coated profiled metal cladding and which incorporates contrasting profiled/coloured panel to the office elevations.

**HADDENHAM BUSINESS PARK**  
**PEGASUS WAY, HADDENHAM**  
**AYLESBURY HP17 8ZD**







LOCATION

Tavis House on Haddenham Business Park has direct access to the A418 via Pegasus Way, and both Junctions 7 and 8 of the M40 are within 7 miles. This provides access to Oxford to the west, M25 and London to the south and the Midlands to the north. The estate is within walking distance of Haddenham and Thame Parkway Railway Station giving access to London Marylebone/Birmingham Snowhill via Chiltern railway.

BY CAR

|            |                          |
|------------|--------------------------|
| J7/8 M40   | 7 miles / 10 mins        |
| Thame      | 3.7 miles / 7 mins       |
| Aylesbury  | 8.4 miles / 17 mins      |
| Oxford     | 16.6 miles / 34 mins     |
| London     | 53.8 miles / 1hr 19 mins |
| Birmingham | 86.1 miles / 1hr 28 mins |

BY TRAIN

|                      |         |
|----------------------|---------|
| Oxford               | 29 mins |
| Banbury              | 31 mins |
| London Marylebone    | 42 mins |
| Birmingham Snow Hill | 2 hours |







## HADDENHAM BUSINESS PARK PEGASUS WAY, HADDENHAM AYLESBURY HP17 8ZD

### RENT POA.

### TERMS

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

### VAT

VAT chargeable at the current rate.

### SERVICE CHARGE

An estate service charge will be levied to cover a proportion of the upkeep and maintenance of the communal areas.

### RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Further information can be found at [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

### EPC

An EPC is available on request.

### FURTHER INFORMATION

Contact owner direct:



Tom Clough  
[tom@4thindustrial.com](mailto:tom@4thindustrial.com)  
07786214419

[4thindustrial.com](http://4thindustrial.com)

### VIEWINGS

Strictly via the agents:

**FIELDS**  
01844 261121

[www.fieldscommercial.com](http://www.fieldscommercial.com)

Nick Johnson  
01844 261 121  
[nick@fields-property.co.uk](mailto:nick@fields-property.co.uk)

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07522 452 399  
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