

**TO LET MODERN INDUSTRIAL UNIT
3,460 SQ FT (321 SQ M)**

**BEING
REFURBISHED**

12 FIELD END



Excellent access to M40 (J7 & J8A)



Fully Secure Site



On site management



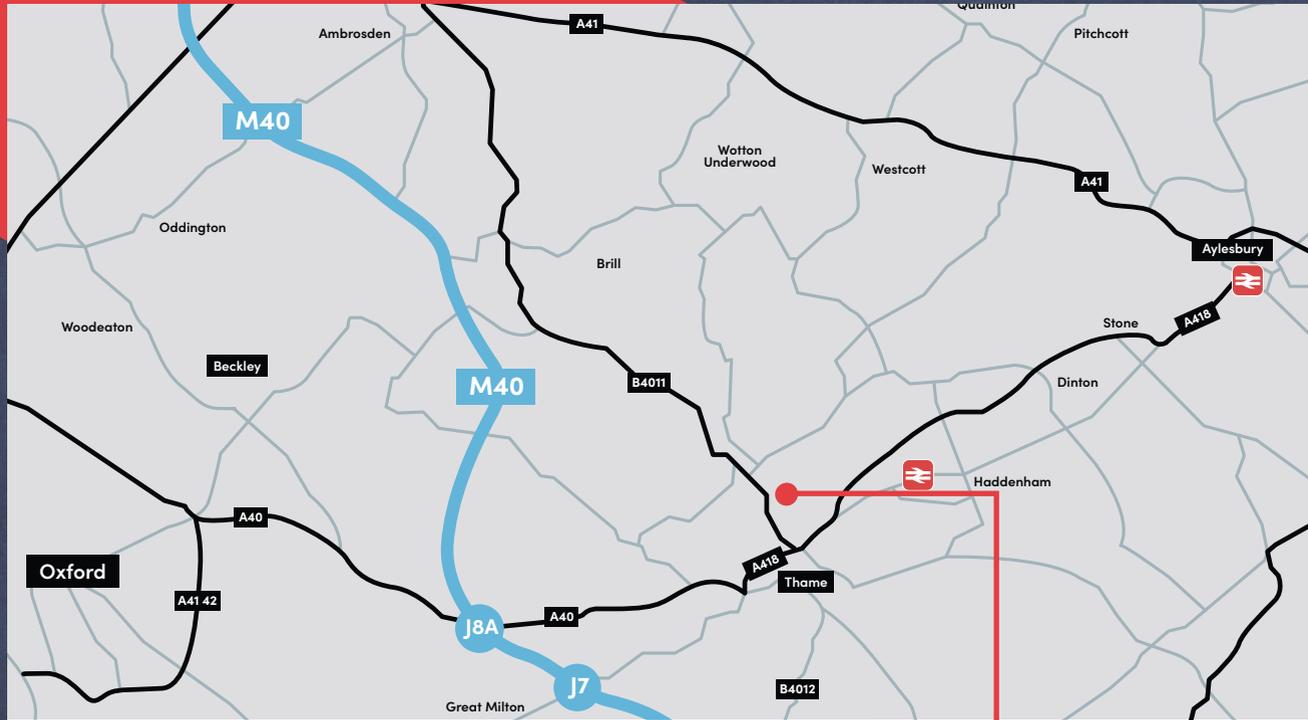
Eaves height 5.5m

Modern kitchen / canteen



Open plan and private offices

**CRENDON INDUSTRIAL PARK
THAME, OXFORDSHIRE HP18 9FE**

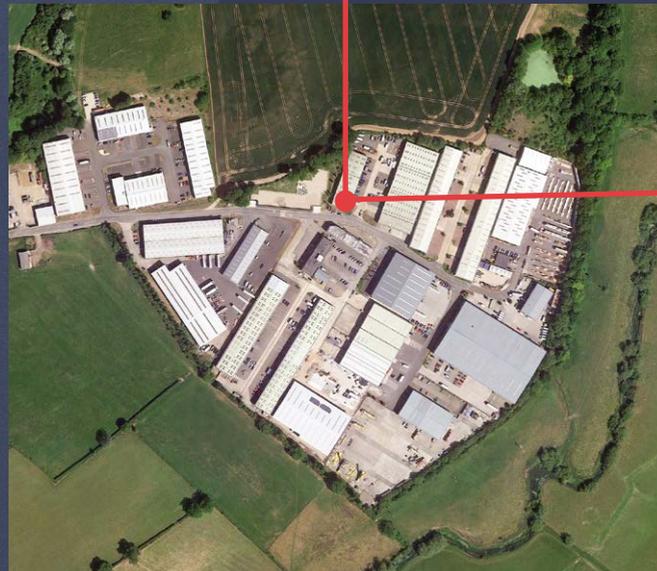


LOCATION

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.

DESCRIPTION

The ground floor is mostly warehouse / workshop plus kitchen / canteen & WCs. The full-height warehouse area amounts to approx. 1,155 sq ft. The first floor is arranged as offices.





ACCOMMODATION

Area	Size
Warehouse & Grd	2,316 sq ft
FF Offices	1,144 sq ft
Total	3,460 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 2026 £32,250

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 C60.

FURTHER INFORMATION

Contact owner direct:



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VIEWINGS

Strictly via joint agents:

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