



TO LET

10,888 sq ft (1,012 sq m)

- Excellent access to M40 (J7 & J8A)
- Fully secure site
- On site management
- Eaves height of 6m
- Offices, canteen and ancillary
- 12 car parking spaces

Modern Industrial Unit

10 HIKERS WAY
CRENDON INDUSTRIAL ESTATE
Long Crendon, Aylesbury HP18 9RW



4thindustrial.com

Contact Owner Direct:
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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

A modern steel portal frame warehouse / production unit measuring approx. 10,669 Sq ft comprising:

- Warehouse approximately 7,409 sq ft
- Ground floor offices, canteen and WCs
- First floor offices
- 8m eaves
- 3 phase power
- 12 car spaces

RATES

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value £73,500

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

C69.

VIEWINGS

Strictly via joint agents:

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