

NEW DEVELOPMENT



TO LET

3,552 SQ FT (330 SQ M)

- Clear internal eaves 7.5m rising to 8.5m
- 30kN/m² Floor Loading
- 3 phase power - min 10kVA
- Gas connection
- Steel portal frame construction
- Planning for B1(C), B2 and B8
- Flexibility to combine units
- Insulated roller shutter doors (3.6m)

Modern Industrial / Warehouse Unit

**UNIT 6 TAVIS HOUSE
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.



DRIVE TIMES / 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

TRAIN

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



DESCRIPTION

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.

- Warehouse approximately 2,714 sq ft
- Ground & first floor office 838 sq ft
- Clear internal eaves 7.5m rising to 8.5m
- 3 phase power
- Gas connection

RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

TERMS

A new lease is available on terms to be agreed.

EPC Rating

An EPC is available on request.

VIEWINGS

Strictly via joint agents:

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