UNITS 1,2&3
CAN BE COMBINED
TO CREATE
20,893 SQ FT

UNIT 3 HADDENHAM BP

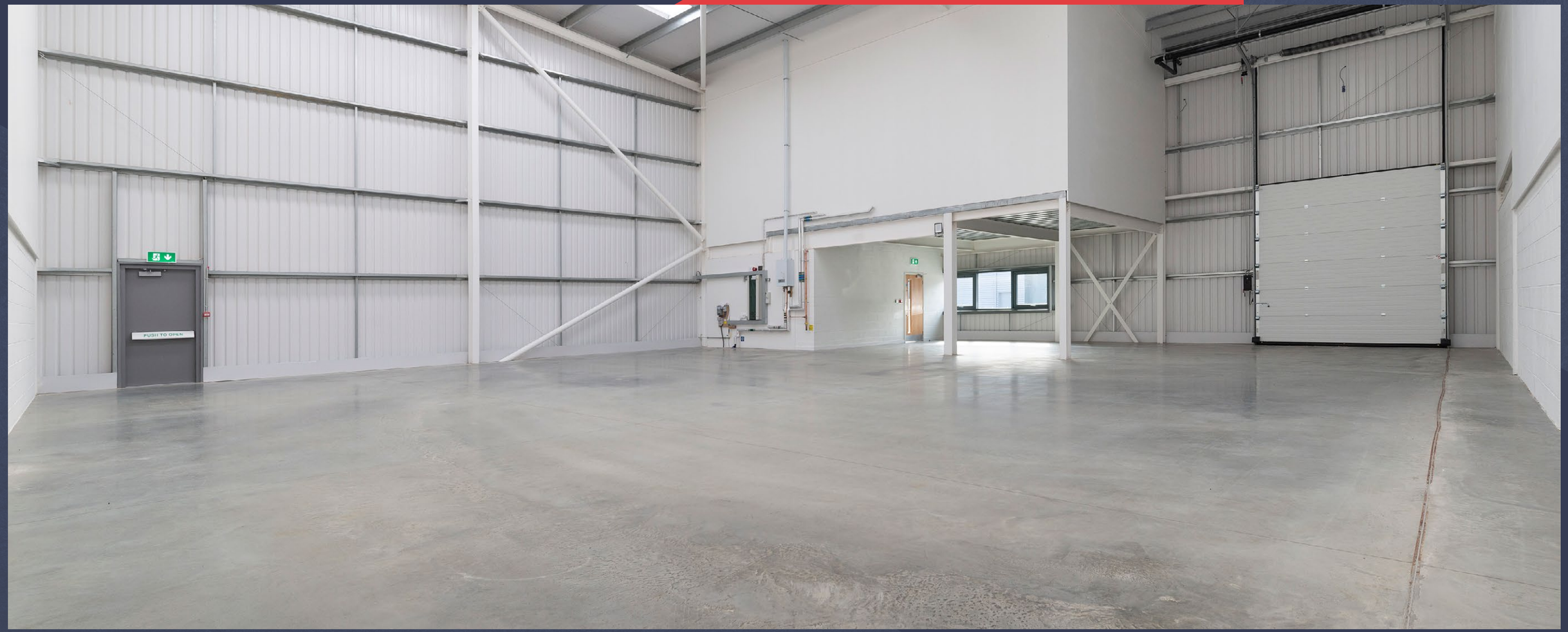
TO LET MODERN INDUSTRIAL / WAREHOUSE UNIT
5,137 SQ FT (477 SQ M)

- 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.



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
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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

EPC
An EPC is available on request.

FURTHER INFORMATION
Contact owner direct:

Tom Clough
tom@4thindustrial.com
07786214419

4thindustrial.com

VIEWINGS
Strictly via the agents:

FIELDS
01844 261121
www.fieldscommercial.com

Nick Johnson
01844 261 121
nick@fields-property.co.uk

Tom Horgan
07522 452 399
tom@fields-property.co.uk

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