

HADDENHAM BUSINESS PARK

Haddenham

- › Modern industrial unit
- › 3,457 sq ft
- › Rent £27,656 per annum

To Let



Unit 1c

3,457 sq ft

General Specification



Ground floor capacity
30kN per sq m



Mezzanine of
approx 387 sq ft



Warehouse of
approx 2,683 sq ft



8 car parking
spaces



Electric roller
shutter door



Fitted offices approx
387 sq ft

Rates

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

Rateable value - To be assessed

Rates payable - To be assessed

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

A new effective FRI lease is available direct from the landlord on terms to be agreed.

RENTAL: £27,656 per annum ex VAT





HADDENHAM BUSINESS PARK

Description

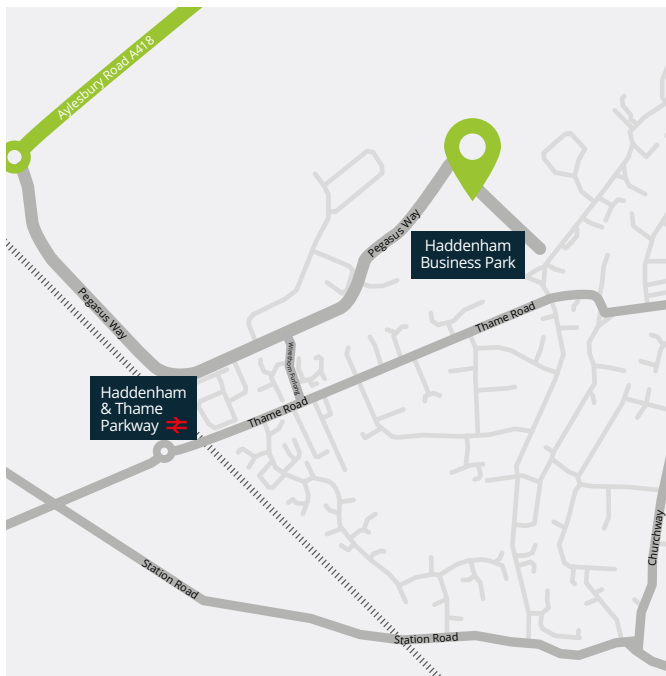
A modern industrial unit of approx. 3,457 sq. ft. Arranged as a large warehouse area of approx. 2,683 sq ft with separate offices of approx. 387 sq ft and an additional mezzanine / storage area of 387 sq ft.

This high specification industrial unit has a steel portal frame construction, providing 6m minimum clear height. Ground floor loading capacity 30kn per sq m. The warehouse also has lighting installed, a security system electric roller shutter door and 8 car spaces.

The offices feature suspended ceilings, perimeter trunking, electric heating, double glazing and air conditioning.



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Location

Located within Haddenham Business Park on the Buckinghamshire/Oxfordshire border, with direct access to the A418. Haddenham Business Park is ideally situated within walking distance of the main line railway station, Haddenham & Thame Parkway, with regular services to London Marylebone (journey time approx 50 minutes) and north to Birmingham Snowhill.

Travel Distances

Road

Thame	3 miles
Aylesbury	7 miles
Oxford	15 miles
High Wycombe	15 miles

Rail

Haddenham & Thame Parkway	0.8 miles
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Haddenham Business Park
Pegasus Way
Haddenham HP17 8LJ



More information available
through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2020.

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