

UNIT 8 RIDGEWAY

Crendon Industrial Park, Long Crendon, HP18 9BF

FOR SALE

3,878 SQ FT
(360.3 sq m)
approx.

Virtual Freehold Industrial Investment

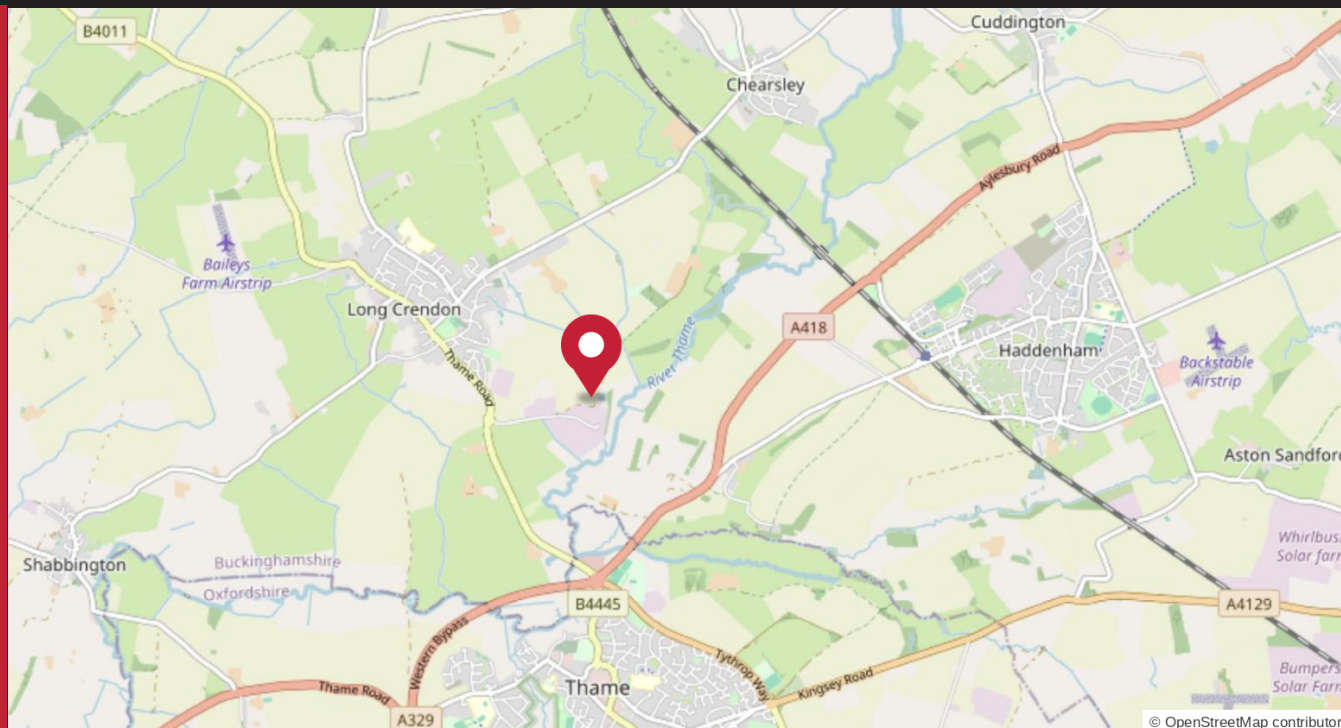


Let Until
March 2035

Income of £39,100 per annum with Reversionary Potential
Offers Invited for the 999 Year Long Leasehold Interest.

FIELDS
COMMERCIAL

- Long Leasehold Industrial Investment
- Let to Bearing Traders Limited
- Passing Rent £39,100 per annum
- Lease Expiry 27 March 2035
- Open Market Rent Review 2030
- Approx. 3,878 sq ft incl. First Floor Offices
- Approx. 6.5m Eaves Height
- Loading Door & personnel door
- 8 Allocated Parking Spaces
- EPC Rating D (99)



Description

A self-contained industrial / warehouse unit on the established Crendon Industrial Park, providing approx. 3,878 sq ft (360.3 sq m) GIA. The accommodation comprises approx. 3,325 sq ft of ground floor warehouse and ancillary space together with approx. 553 sq ft of first floor offices.

The unit benefits from an eaves height of approx. 6.5m, a loading door and eight allocated parking spaces. A warehouse mezzanine is also installed, which is excluded from the quoted floor area.

The 999 year long leasehold (from 2018) is offered for sale subject to the existing occupational underlease to Bearing Traders Limited at a passing rent of £39,100 per annum, providing secure income and scope for rental growth at the 2030 review.

Location

Crendon Industrial Park is an established business location on the edge of the village of Long Crendon in Buckinghamshire, approx. 2 miles north-west of Thame and within easy reach of Aylesbury and Oxford.

Junctions 7 and 8A of the M40 motorway are readily accessible, and Haddenham & Thame Parkway station provides direct services to London Marylebone.



Tenure

999 year (from 2018) Long Leasehold interest, subject to the existing underlease to Bearing Traders Limited.

Tenancy

Underlease dated 28 March 2025 for a term expiring 27 March 2035 at a passing rent of £39,100 per annum. Open market rent review and mutual break option on 28 March 2030. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

Price

Please enquire for quoting price.

VAT

To be confirmed.

EPC

The property has an EPC rating of D (99), valid until 31 January 2028.

Business Rates

Rateable Value £35,750 (effective 1 April 2026). Payable by the tenant.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewings

Strictly by prior appointment via Fields Commercial. Please do not approach the tenant directly.



FURTHER INFORMATION

For more information and full proposal please contact:

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