

## TO LET

15,715 sq ft (1,460 sq m)

- Excellent access to M40 (J7 & J8A)
- Fully secure site
- On site management

- Eaves height of 8–12m
- 18 car parking spaces

# **Modern Industrial Unit**

12 HIKERS WAY
CRENDON INDUSTRIAL ESTATE

Long Crendon, Aylesbury HP18 9RW

#### LOCATION

Crendon Industrial Estate is located approximately 5 miles from junction 7 and 8 of the M40 motorway, near Thame. This provides access to Oxford to the west, M25 and London to the south and the Midlands to the north.

The Park is located on the B4011, the main road between Thame & Bicester and is well served by public transport links. The estate currently provides over 500,000 sq ft of modern and refurbished accommodation.

#### **DRIVE TIMES / CAR**

J7/8 M405 miles / 10 minsThame2.3 miles / 6 minsAylesbury11 miles / 20 minsOxford15 miles / 34 minsLondon52 miles / 1hr 19 minsBirmingham85 miles / 1hr 30 mins







#### DESCRIPTION

A modern steel portal frame warehouse / production unit measuring approximately 15,715 sq ft.

#### **ACCOMMODATION**

Area	Size
Warehouse	14,007 sq ft
Offices	1,708 sq ft
Total	15,715 sq ft

### **CRENDONINDUSTRIALESTATE.COM**





#### **RATES**

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

Rateable value £TBC

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 B43.

#### **VIEWINGS**

Strictly via joint agents:

# **FIELDS** 01844 261121

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