

**TO LET MODERN INDUSTRIAL UNIT
8,459 SQ FT (786 SQ M)**

**BEING
REFURBISHED**

7 HIKERS WAY



Excellent access to M40 (J7 & J8A)



Fully Secure Site



On site management



Eaves height 7.5m



2 Roller shutter doors

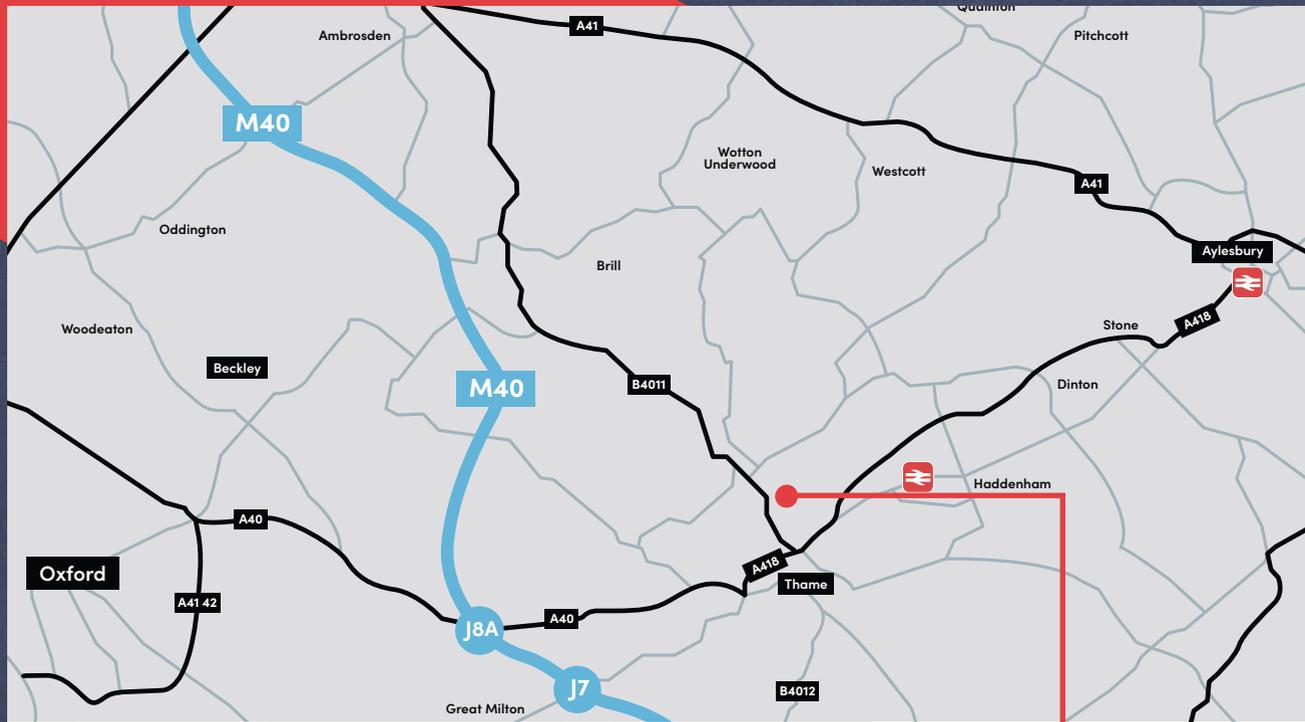


Dedicated parking and secure rear yard



First floor offices

**CRENDON INDUSTRIAL PARK
THAME, OXFORDSHIRE HP18 9RW**

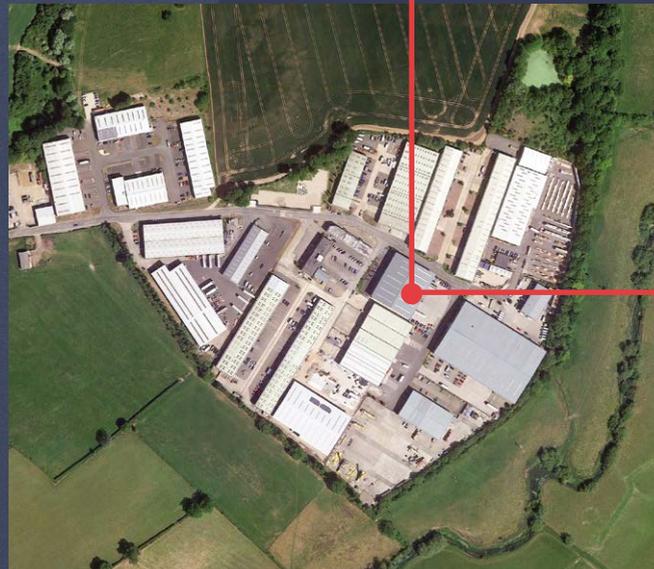


LOCATION

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8 of the M40 motorway, near Thame. The park currently provides over 500,00 sq ft of modern and refurbished industrial and office accommodation.

DESCRIPTION

Currently undergoing refurbishment, this steel portal frame warehouse provides 8,459 sq ft of modern industrial space.





ACCOMMODATION

Area	Size
Warehouse	6,474 sq ft
Offices	1,985 sq ft
Total	8,459 sq ft

RATES

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

Rateable value 2026 £73,000

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 B41.

FURTHER INFORMATION

Contact owner direct:



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VIEWINGS

Strictly via joint agents:

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