



## TO LET

1,756 sq ft (163 sq m)

- Excellent access to M40 (J7 & J8A)
- Fully secure site
- On site management
- 3 Phase supply
- Fully refurbished
- Electric roller shutter

## Modern Industrial / Warehouse Unit

**1B DRAKES DRIVE**  
**CRENDON INDUSTRIAL ESTATE**  
Long Crendon, Aylesbury HP18 9FZ





## 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.

## DESCRIPTION

The scheme is in a prominent corner position as you enter the park with access directly off the main estate road. The externals are of profile clad finish to elevations and roof.

High specification detail to include electric roller shutter doors, 3-phase and disabled WC.

## RATES

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

Rateable value £9,600

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

B46.

## VIEWINGS

Strictly via joint agents:

**FIELDS**  
01844 261121

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