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**FIELDS**

commercial property  
land and new homes

# To Let

**Unit 1, Tavis House Industrial Estate, Haddenham, HP17 8ZD**



**End-Terrace Unit On A Popular Industrial Estate**

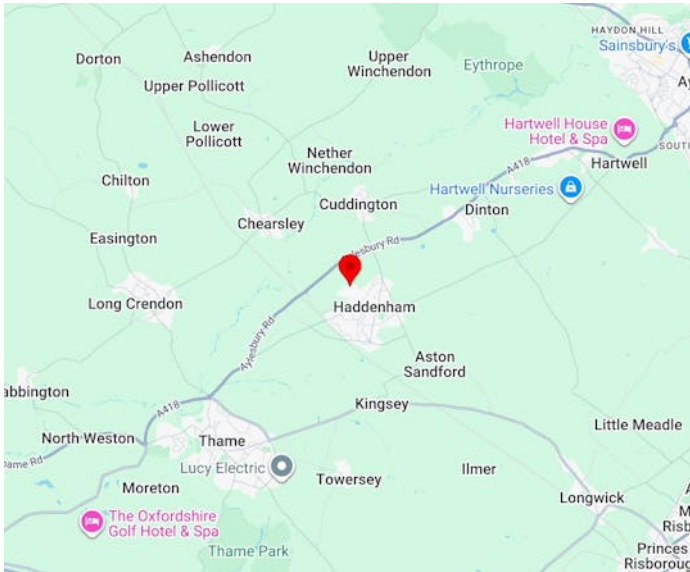
**Size: 10,628 Sq Ft**

**Rent: Rent On Application**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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## Features:

- End-Terrace Unit of approx. 10,628 Sq ft
- 3-Phase Power
- 2 Electric Roller Shutter Doors
- B2, B8 and ancillary Class E use
- Constructed in 2021
- Attractive 1st floor fitted office

EPC - A (25)

## Location

Tavis House Business Centre has direct access to the A418 and the M40 junctions 7 and 8 within 7 miles.

Within walking distance of Haddenham and Thame Parkway Railway station giving access to London Marylebone/Birmingham Snowhill via Chiltern Railway.

## Description

This unit is on an estate constructed in 2021 in the growing village of Haddenham. The warehouse measures approximately 8,711 Sq ft with the office measuring approximately 1,917 Sq ft.

This unit is of steel portal frame construction, has 3-phase power, a gas connection and a 30KN/m2 floor loading capacity, as well as 2 electric roller shutter doors.

This unit benefits from planning uses of B1(c), B2 and B8 and has an eaves height of 5.4m rising to 6m.

## Rates

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

Rateable value - £75,500

Rates payable - £36,240

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.

Rental Price: Rent on application

A service charge is applicable for this estate.

## Viewing

Strictly by appointment with the agent.