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**FIELDS**

commercial property  
land and new homes

# To Let

Unit 8 Meadow View, Long Crendon, HP18 9EQ



Popular estate

**An End-Terrace Industrial Unit On The Popular Crendon Industrial Estate Measuring Approx. 9,942 Sq Ft GIA.**

**Size: 9,942 Sq Ft**

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

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### Features:

- Industrial unit measuring approx. 9,942 Sq ft GIA
- Warehouse 8,921 Sq ft, Offices approx. 1,021 Sq ft
- 6m eaves height, 3 phase power & 12 car spaces
- Popular estate

EPC - C (72)

### Location

Crendon Industrial Park is home to nearly 100 companies and located ideally on the edge of Thame. Access to the M40 is at junctions 6, 7 and 8 and only approx. 5 miles.

### Description

An end-terrace Industrial Unit on the popular Crendon Industrial Estate. The construction is steel-frame with front elevation of brickwork and the rear profile clad. A refurbishment programme has been undertaken recently to provide the following.

The accommodation totals approx. 9,942 Sq ft which comprises a Warehouse content of 8,921 Sq ft and Offices, Reception and Toilets of 1,021 Sq ft. The Offices are on both ground and first floors.

The Warehouse benefits from a high roller-shutter door and high-bay lighting. Within the Offices, there is electric heating and double glazing. Car parking is provided to the front of the building with 12 spaces.

### Rates

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

Rateable value - £69,500 (2023 onwards)

Rates payable - £38,572.50 (2025-2026)

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 on Application

### Viewing

Strictly by appointment with the agent.



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