

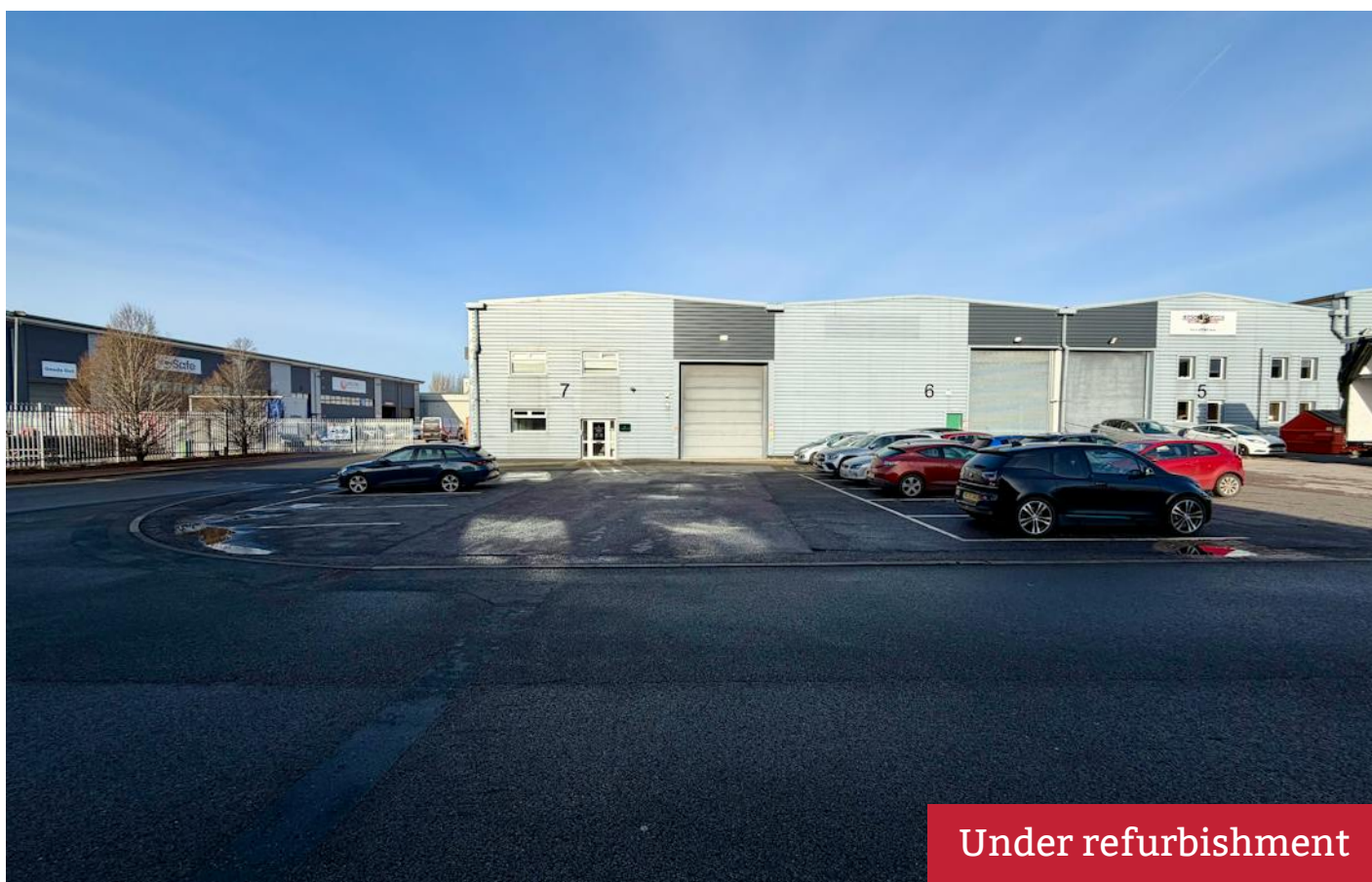
Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

Unit 7 Hikers Way, Crendon Industrial Park, Long Crendon, HP18 9RW



Under refurbishment

An End-Terrace Industrial Unit On The Popular Crendon Industrial Park Estate

Size: 8,459 Sq Ft

Rent: Rent On Application

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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Industrial unit of approx. 8,459 Sq ft
- Roller shutter door
- Secure rear yard
- Dedicated Car parking
- End terrace
- First Floor Offices

EPC - B (41)

Location

Crendon Industrial Park is located approx. 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

An end-terrace Industrial Unit on the popular Crendon Industrial Park estate. The unit is concrete portal frame with an eaves height of 7.5m, and high bay Warehouse lighting installed. The unit is currently under refurbishment.

The premises have the benefit of a roller shutter door at each end of the building. The one to the rear leads to a good Yard area with vehicular access via Lea Lane. There is a separate access via the main Reception to the Offices. 3-phase is installed. Allocated car parking to the front of the property.

Rates

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

Rateable value - £73,000

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

New lease is available on terms to be agreed.

RENTAL: POA

Viewing

Strictly by appointment with the agent.

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