



Units 2

Thame Road Industrial Estate, Haddenham, Aylesbury, HP17 8BY

REFURBISHED INDUSTRIAL UNIT

800 sq ft
(74.32 sq m)

- ROLLER SHUTTER DOOR
- 3 PHASE POWER
- ALLOCATED PARKING
- WC
- REFURBISHED
- MOTOR TRADE PROHIBITED

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Summary

Available Size	800 sq ft
Rent	£12,000 per annum
Rates Payable	£3,343.30 per annum Small Business Rates Relief Available
Rateable Value	£6,700
Service Charge	£0.55 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

Unit 2 comprising 800 sq ft available with kitchen and WC, with allocated parking on this popular industrial estate just off the A418 near Thame. The units benefit from 3 phase power and roller shutter door.

Each unit has designated parking within an entrance yard that has recently been refurbished. There is a secure gate which is locked each evening and weekends.

No motor trade.

Location

Haddenham is situated on the border of Buckinghamshire and Oxfordshire, some 2 miles east of Thame and 5 miles southwest of Aylesbury. Haddenham and Thame Parkway railway station is within walking distance with the Chiltern Line providing trains to London Marylebone in a little over an hour. The county town of Aylesbury is within a 10 minute drive.

Accommodation

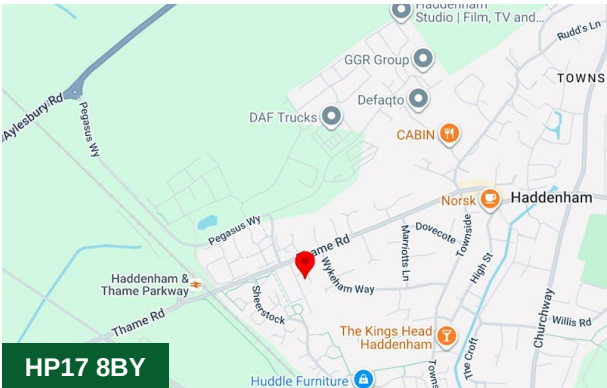
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 2	800	74.32	£12,000 /annum	Available
Total	800	74.32		

Terms

The units are available on a new lease direct from the landlord on terms to be agreed.

Small business rates relief available on each unit depending on the size of the business - for further details on rates payable, please contact the Local Authority.



Viewing & Further Information



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com



Joanna Kearvell
07887 793030
jk@chandlergarvey.com



**chandler
garvey**
Property Consultants
chandlergarvey.com

