

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# To Let

7 Drakes Drive, Long Crendon Industrial Estate, Long Crendon, HP18 9FE



## TO LET

**4,361 sq ft (405 SQ M)**

- Excellent access to M40 (J7 and J8A)
- Fully secure site
- On site management
- Eaves height of 8m

## Modern Industrial Unit with Fitted Offices

**7 DRAKES DRIVE  
CRENDON INDUSTRIAL ESTATE**  
Long Crendon, Aylesbury HP18 9FE

**Recently Refurbished Warehouse Of 4,361 Sq Ft Including Offices On  
Popular Industrial Estate**

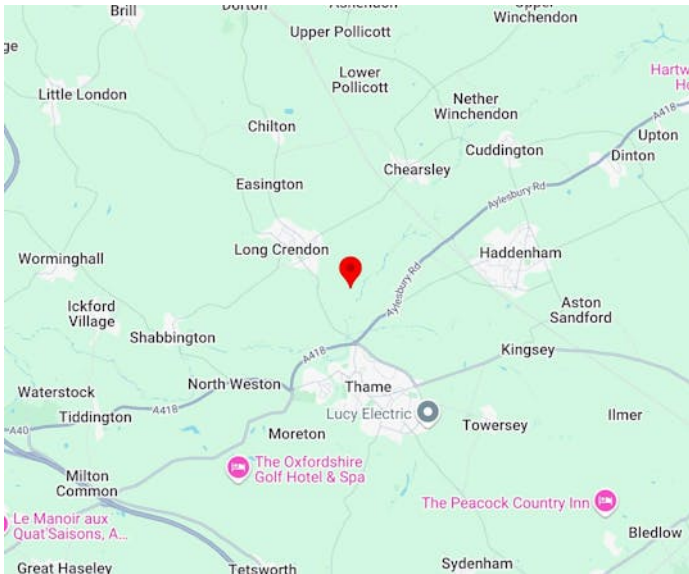
**Size: 4,361 Sq Ft**

**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 totalling 4,361 Sq ft
- Warehouse of 3,266 Sq ft
- Ground and first floor Offices of 1,095 Sq ft.
- Eaves height 8m
- Excellent access to M40, J7 and J8A
- Fully secure site

EPC - EPC exempt - Currently being constructed or undergoing major refurbishment

## Location

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8A of the M40 motorway, near Thame.

The park currently provides over 500,00 sq ft of modern and refurbished industrial and office accommodation.

## Description

Industrial Unit totalling 4,361 Sq ft, including Warehouse of 3,266 Sq ft plus ground and first floor Offices of 1,095 Sq ft.

37.5kN / sq m floor loading and eaves height 8m with electric roller shutter.

Steel portal frame with profiled clad elevations and roof.

Fully-secure site with on-site management.

## Rates

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

Rateable value - £28,750 (2023 onwards)

Rats Payable: £15,956.25 (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 on terms to be agreed.

RENTAL: Price on application.

A service charge is applicable.

## Viewings

Strictly by appointment via Fields.



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