

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

FIELDS

commercial property
land and new homes

To Let

Unit 14, Hikers Way, Long Crendon, HP18 9RW



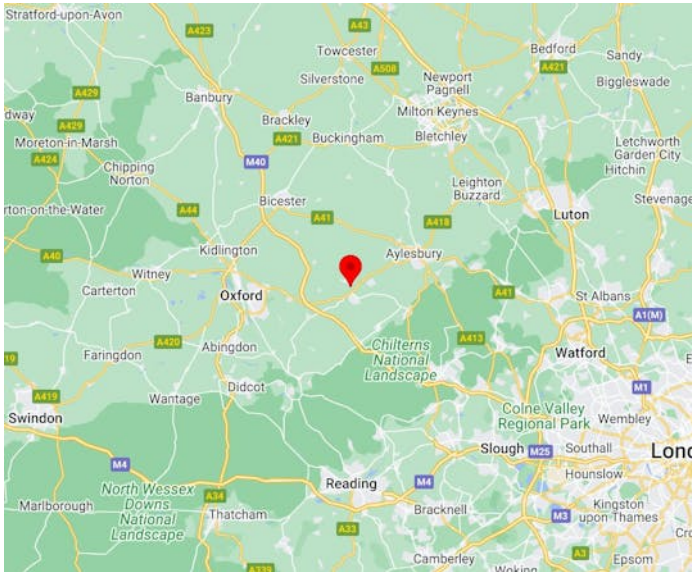
**A Well Specified Unit Of 20,384 Sq Ft GIA With Extensive Reinforced
& Secure Yard Of 2.29 Acres.**

Size: 20,384 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:

- Unit of 20,384 sq ft with extensive secure and reinforced yard
- Well fitted offices with A/C plus Kitchens, male, female & disabled WCs, showers
- 3-phase power, 4 loading doors & re-inforced yard
- 40 parking spaces at the front of the property

EPC - C (64)

Location

Crendon Industrial Park is ideally-located on the borders of Oxfordshire/Buckinghamshire, approx. 5 miles from junctions 6, 7 and 8 of the M40 motorway.

Description

An well specified unit on the popular Crendon Industrial Park estate. of approx. 20,384 Sq ft GIA with an extensive 2.29 acre secure reinforced yard. The unit is of steel portal frame construction with 7m eaves, 4 loading doors, LED lighting and power floated floor.

The unit includes high quality office content on ground and first floors, including kitchen and W/C facilities on each floor.

Rates

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

Rateable value - £168,000

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: Rent on application

A service charge for the estate is applicable.

Viewings

By appointment with the Agent only.

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