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**FIELDS**

commercial property  
land and new homes

# To Let

**12 Field End, Crendon Industrial Park, Long Crendon, HP18 9EJ**



**Modern Warehouse/Production Unit With 5.5 M Eaves, 3-Phase Power, Modern Kitchen/Canteen, Open Plan And Private Offices.**

**Size: 3,460 Sq Ft**

**Rent: Rent On Application**

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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## Location

Crendon Industrial Park is ideally located on the Oxfordshire/Buckinghamshire border. Access to the M40 Motorway is approx. 6 miles to Junctions 7 and 8a. Thame is approx. 2 miles, and Haddenham and Thame Parkway 3 miles.

## Description

A modern industrial unit on a popular estate providing attractive accommodation in a prominent corner position.

The Gross Internal Area of the ground floor is approx. 2,400 Sq ft with office content on the 1st floor measuring approx. 1,060 Sq ft GIA.

The ground floor is mostly Warehouse/Workshop plus Kitchen / Canteen & WCs. The full-height warehouse area amounts to approx. 1,155 Sq ft. The first floor is arranged as Offices.

The specification includes 3-phase power, LED lighting, power droppers and air-conditioned offices.

## Features:

- Warehouse/Production Unit on popular estate
- Approx. 3460 Sq ft GIA
- 3-phase power, light, RS door, modern Kitchen/Canteen, A/C Offices
- Corner position with car parking

## Rates

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

Rateable value - £20,500 per annum

Rates payable - £10,065.50 per annum

## Terms

A new lease is available.

RENTAL: RENT ON APPLICATION

A service charge is applicable.

## Viewing

Strictly by appointment with the agent.



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