



Unit 4

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

REFURBISHED INDUSTRIAL UNITS

1,600 sq ft
(148.64 sq m)

- ROLLER SHUTTER DOOR
- 3 PHASE POWER
- ALLOCATED PARKING
- Kitchen & WCs
- REFURBISHED
- MOTOR TRADE PROHIBITED

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Summary

Available Size	1,600 sq ft
Rent	£19,200 per annum
Rates Payable	£5,863.25 per annum 2023
Rateable Value	£11,750
Service Charge	£0.75 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	B (48)

Description

Unit 4 comprising 1,600 sq ft available with small office, new 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 doors.

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

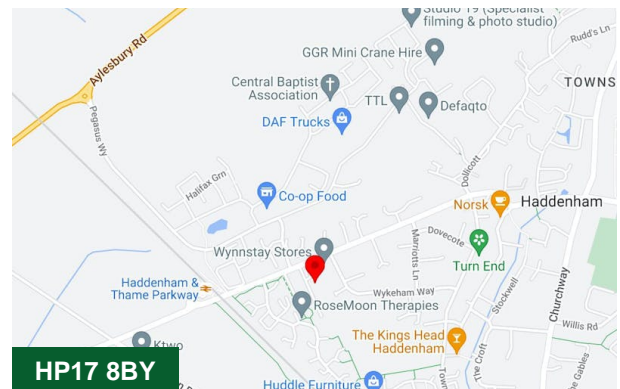
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 4	1,600	148.64	£19,200 /annum	Let
Total	1,600	148.64		

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



Joanna Kearvell

07887 793030

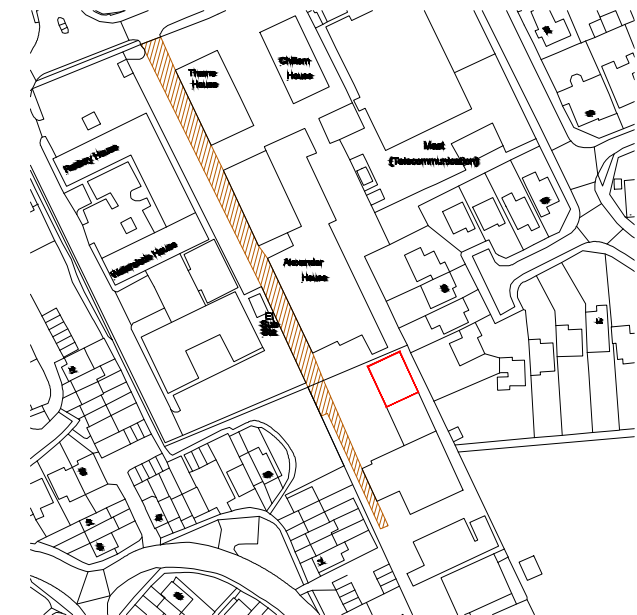
jk@chandlergarvey.com

GENERAL NOTES

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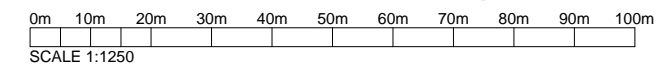
Land Registry Note
This drawing has been created in accordance with the guidelines included in the Land Registry Practice Guide 40.

— Extent of title



LOCATION PLAN

1:1250

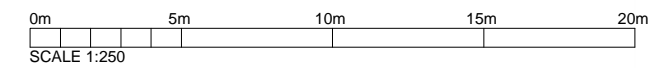


PROJECT TITLE

**UNIT 4
THAME ROAD INDUSTRIAL ESTATE
THAME ROAD
HADDENHAM AYLESBURY HP17 8BY**

DRAWING TITLE

LAND REGISTRY PLAN



SCALE	SIZE	DRAWING
1:250	A3	314877

DRAWN	CHECKED	DATE
GB	MG	MAR 2023

