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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

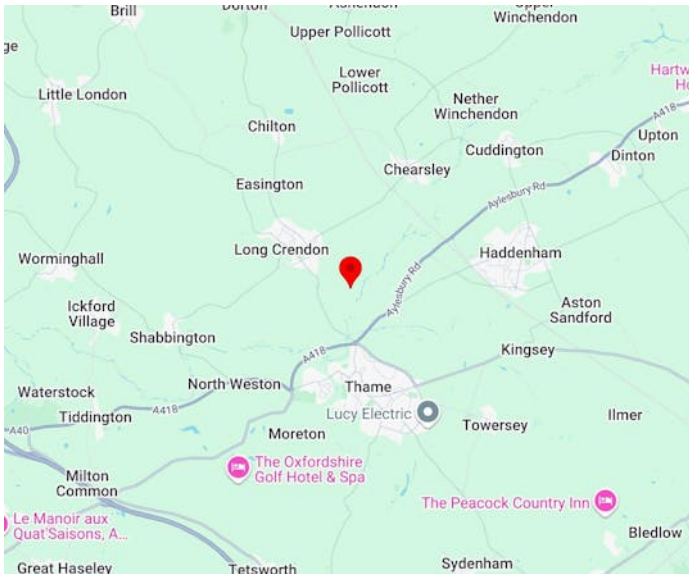
Size: 4,361 Sq Ft

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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