



TO LET

16,496 sq ft (1,532 sq m)

- Excellent access to M40 (J7 & J8A)
- Fully secure site
- On site management
- Eaves height of 8-12m
- 12 car parking spaces

Modern Industrial Unit

11 HIKERS WAY

CRENDON INDUSTRIAL ESTATE

Long Crendon, Aylesbury HP18 9RW

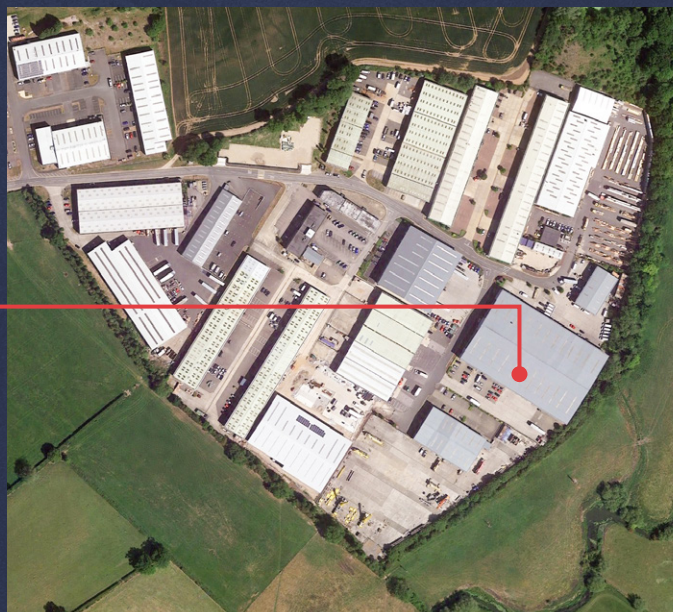
LOCATION

Crendon Industrial Estate is located approximately 5 miles from junction 7 and 8 of the M40 motorway, near Thame. This provides access to Oxford to the west, M25 and London to the south and the Midlands to the north.

The Park is located on the B4011, the main road between Thame & Bicester and is well served by public transport links. The estate currently provides over 500,000 sq ft of modern and refurbished accommodation.

DRIVE TIMES / CAR

J7/8 M40	5 miles / 10 mins
Thame	2.3 miles / 6 mins
Aylesbury	11 miles / 20 mins
Oxford	15 miles / 34 mins
London	52 miles / 1hr 19 mins
Birmingham	85 miles / 1hr 30 mins



DESCRIPTION

A modern steel portal frame warehouse / production unit measuring approximately 16,496 sq ft.

ACCOMMODATION

Area	Size
Warehouse	14,790 sq ft
Offices	1,706 sq ft
Total	16,496 sq ft



RATES

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

Rateable value £TBC

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.

EPC

Rating B43.

VIEWINGS

Strictly via joint agents:

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