

TO LET

**2,492 SQ M
(26,820 SQ FT)
WITH 37M YARD**

REVOLUTION HUB

- Newly developed
- High specification
- Excellent access to M40 (J7 and J8A)
- B2/B8 uses
- Secure and fenced yard
- EV charging points
- 8m eaves height
- PV panels

BRAND NEW HIGH SPECIFICATION WAREHOUSE



Crendon Industrial Estate / Long Crendon / HP18 9FZ

ACCOMMODATION

Revolution Hub provides a newly developed, speculatively built industrial unit suitable for a range of uses.

Located on an established industrial estate just 5.5 miles from the M40.

Area	Size (Sq Ft)	Size (Sq M)
Warehouse	23,448	2,178
Ground Floor Office	858	80
First Floor Office	2,514	234
TOTAL	26,820	2,492

Car parking spaces: 20 with potential for further provision



20 car parking spaces



Secure and fenced yard



8m eaves height



37m yard



4 level loading doors



Floor loading 37.5 kN/sq m



BREEAM 'Very Good' and a target EPC rating A

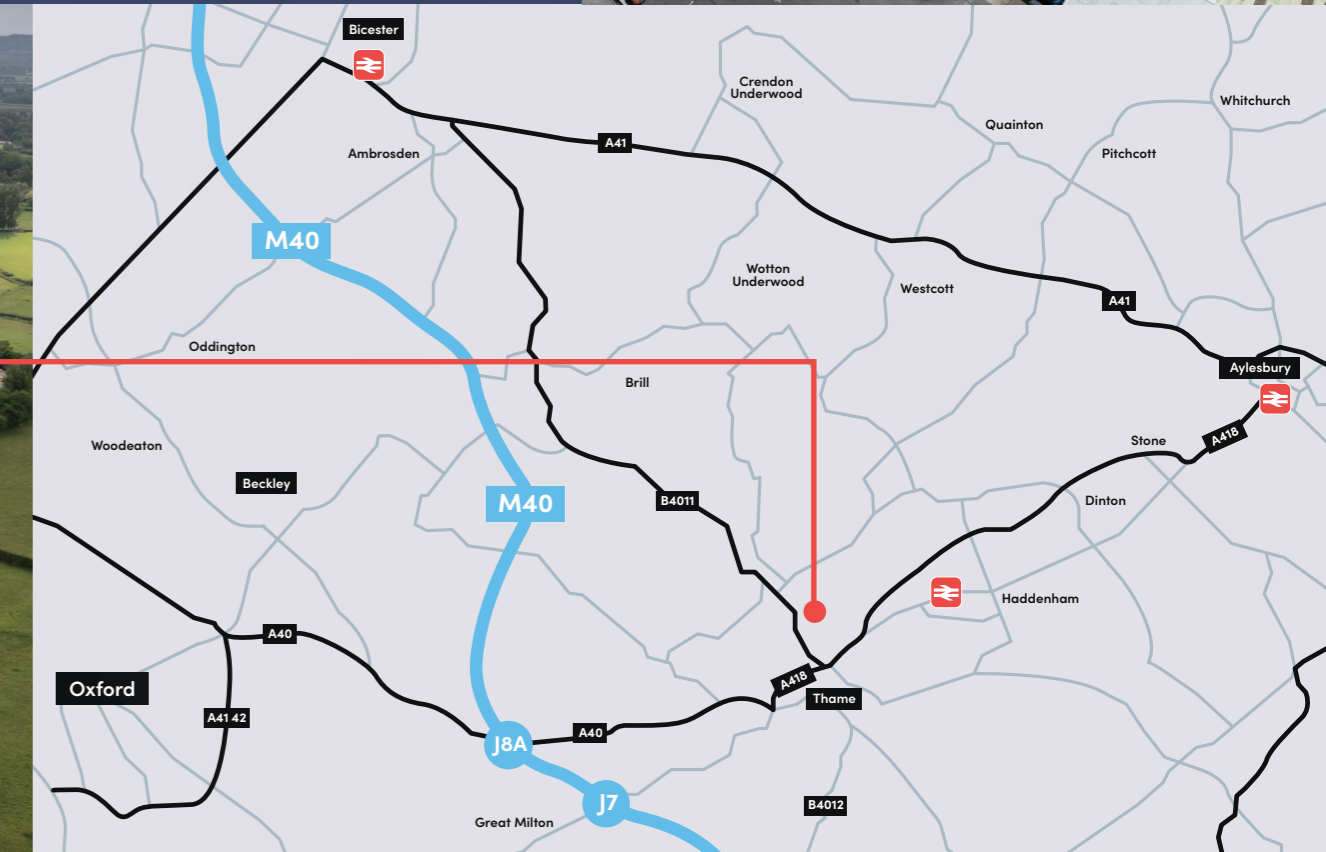
LOCATION

The unit will form part of the established Crendon Industrial Estate, located on the Oxfordshire / Buckinghamshire border, just outside Thame and close to Junctions 7 and 8A of the M40.

The park is located on the B4011, the main road between Thame and Bicester and is well served by public transport links.

DRIVE TIMES

J7 / M40	10 mins / 5 miles
J8A / M40	13 mins / 7.1 miles
A418	4 mins / 1.6 miles
Thame	6 mins / 2.3 miles
Bicester	26 mins / 13.9 miles
Aylesbury	20 mins / 11 miles
Oxford	34 mins / 15 miles



CRENDON INDUSTRIAL ESTATE LONG CRENDON HP18 9FZ



RATES

Tenants will be responsible for payment of business rates and an annual service charge.

TERMS

Units are available on leasehold terms.

VAT

Figures are quoted exclusive of VAT.

EPC

Target EPC rating A.

FURTHER INFORMATION

For more information and full proposal please contact:



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