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**FIELDS**

commercial property  
land and new homes

# To Let

2 Ridgeway, Crendon Industrial Estate, Long Crendon, HP18 9BF



**TO LET**  
**6,513 SQ FT (605 SQ M)**

- Excellent access to M40 (J7 and J8A)
- On site management
- Eaves height 6.58m
- 3 Phase power
- 14 car parking spaces

**Modern Industrial /  
Warehouse Unit**

**UNIT 2 RIDGEWAY**  
**CRENDON INDUSTRIAL ESTATE**  
Long Crendon, Aylesbury HP18 9FE

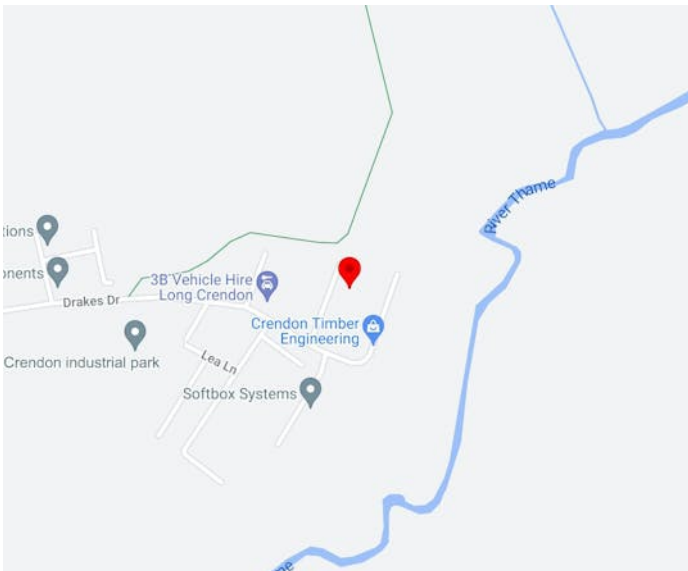
**A Modern Refurbished Industrial Unit With Offices On A Popular Estate**

**Size: 6,513 Sq Ft**  
**Rent: Rent On Application**

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### Features:

- Industrial unit of 6,513 Sq ft
- Warehouse of approx. 4,734 sq ft
- Ground and First Floor Offices of 1,779 sq ft
- Eaves 6.58m
- Access to M40 at Junctions 7 and 8
- 14 car parking spaces

EPC - C (54)

### 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.

### Description

The accommodation is approx. 6,513 Sq ft, which includes Warehouse of approx. 4,734 Sq ft plus ground and first floor Offices, totalling 1,779 sq ft.

The building is constructed of steel portal frame and situated within a terraced block.

Externally, an open forecourt is provided to the front elevation with 14 car parking spaces and loading / unloading area.

### Rates

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

Rateable value - To be assessed

Rates payable - To be assessed

### Terms

This premises is available to lease.

RENTAL: Price on application.

A service charge is applicable.

### Viewings

Strictly by appointment with the agent.

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