



TO LET

9,942 sq ft (923 sq m)

- Excellent access to M40 (J7 & J8A)
- Eaves height 6m
- 12 car parking spaces
- Secure site
- On site management
- Potential yard

Modern Industrial / Warehouse Unit

8 MEADOW VIEW

CRENDON INDUSTRIAL ESTATE

Long Crendon, Aylesbury HP18 9EQ

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

The buildings are of precast concrete frame construction, with pitched roof feature profiled metal sheet cladding incorporating GRP roof lights.

External elevations are principally formed from full height facing brickwork and incorporate double glazed windows and doors. Two Vehicle loading door and pedestrian access.

- Warehouse approximately 8,921 sq ft
- Ground & First floor office 1,021 sq ft
- 6m eaves
- 3 phase power
- 12 car parking spaces



RATES

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

Rateable value £69,800

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 B31.

VIEWINGS

Strictly via joint agents:

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