

TO LET

DRAKES FARM

From
3,030 - 19,328 sq ft
(282 - 1,796 sq m)

- Excellent access to M40 (J7 and J8A)
- B1(c)/B2/B8 uses
- Parking & loading area
- EV charging points
- 6m eaves height
- Fitted first floor office (to Unit 4)

Ready for occupation
Q2 2023

BRAND NEW WAREHOUSE / INDUSTRIAL UNITS



Prominent
position



Uses B1(c),
B2 & B8 Uses



BREEAM
very good



Established
industrial estate



Trade Counter
potential

Crendon Industrial Estate
Long Crendon, HP18 9BB

crendonindustrialestate.com

ACCOMMODATION

New speculatively developed industrial units suitable for a range of uses.

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

Unit	Total (Sq Ft)	Warehouse (Sq Ft)	Offices (Sq Ft)	Comments
1	3,034	3,034		Units 1 & 2 can be combined
2	3,030	3,030		
3	3,030	3,030		Units 3 & 4 can be combined
4	3,770	3,054	716	
5	3,232	3,232		Units 5 & 6 can be combined
6	3,232	3,232		
Totals (GIA)	19,328	18,612	716	

Car parking spaces: 41



41 car parking spaces



6m eaves height



EV charging points



BREEAM very good
Target EPC A



Floor loading 37.5 kN/sq m

LOCATION

crendonindustrialestate.com

The units 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.

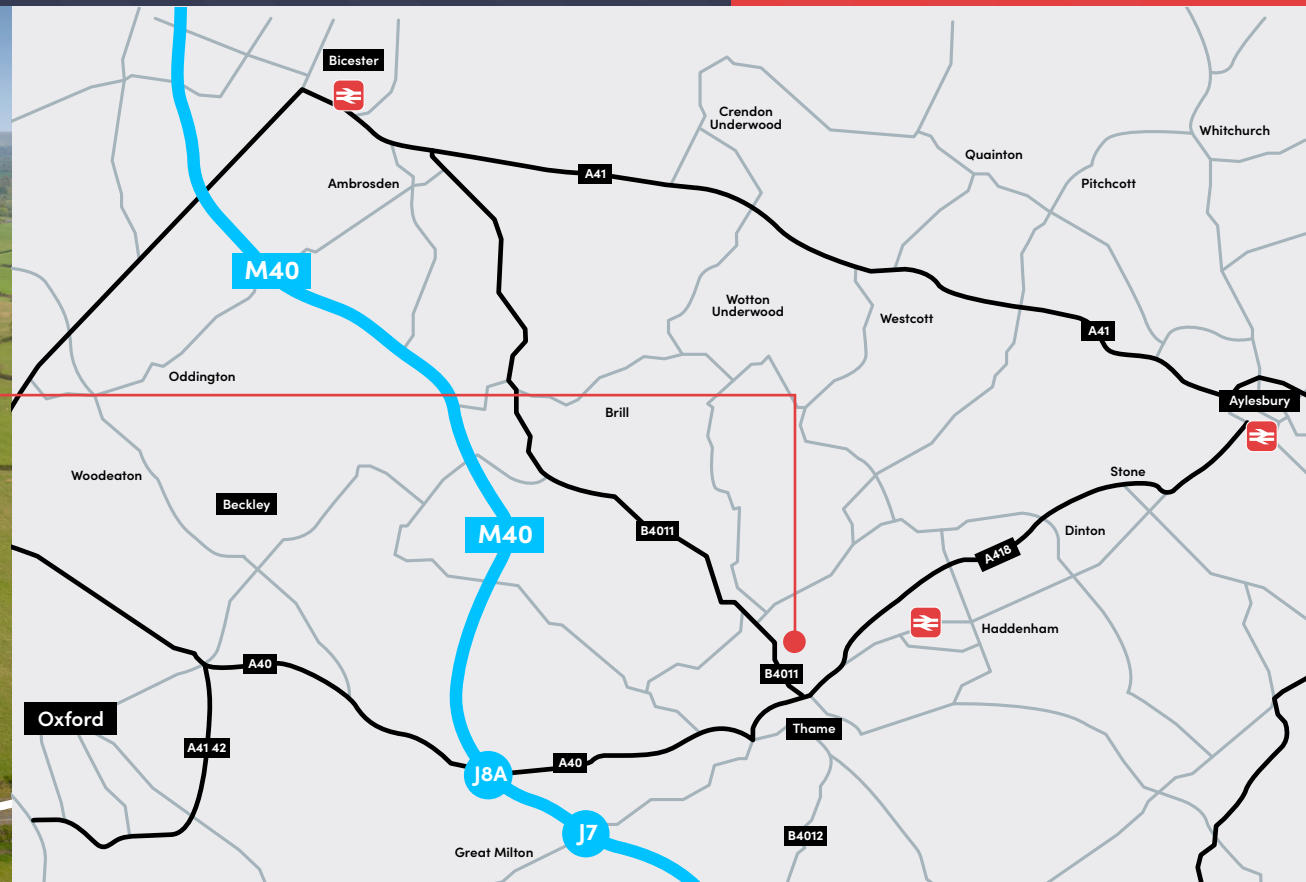
The park is located on the B4011, the main road between Thame and Bicester and is well served by public transport links.

DRIVE TIMES

J7 / M40	11 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

DRAKES FARM

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FURTHER INFORMATION

For more information and full proposal please contact:

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RATES

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

TERMS

Units are available on leasehold terms.

VAT

Figures are quote exclusive of VAT.

EPC

Target EPC A.

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