

TO LET

4,240 sq ft (394 SQ M)

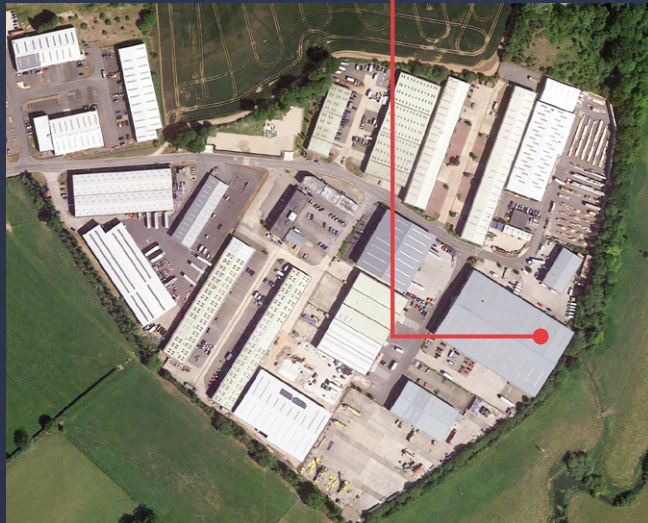
- Excellent access to M40 (J7 and J8A)
- Fully secure site
- On site management
- Eaves height of 8m

Modern Industrial Unit with Fitted Offices

8 DRAKES DRIVE
CRENDON INDUSTRIAL ESTATE
Long Crendon, Aylesbury HP18 9FE

LOCATION

Crendon Industrial Park is located approximately 5 miles from junctions 7 and 8 of the M40 motorway, near Thame. The park currently provides over 500,000 sq ft of modern and refurbished industrial and office accommodation.



DESCRIPTION

- Eaves height 8m
- Steel portal frame
- Profiled clad elevations and roof
- Electric roller shutter
- 37.5kN / sq m floor loading
- Ground and first floor office space

ACCOMMODATION

Area	Size
Warehouse	3,729 sq ft
Offices	511 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 £27,250

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 C75.

VIEWINGS

Strictly via joint agents:

FIELDS
01844 261121

www.fieldscommercial.com

Nick Johnson
01844 261 121
nick@fields-property.co.uk

Tom Horgan
07522 452 399
tom@fields-property.co.uk

**Lambert
Smith
Hampton**

01865 200 244
www.lsh.co.uk

Kevin Wood
01865 587 707
kwood@lsh.co.uk

Jennifer Lamb
01865 587 706
jhlamb@lsh.co.uk



4thindustrial.com

Contact Owner Direct:
Sarah Lindsay
sarah@4thindustrial.com
07780 483 282

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