

unit 8/9 hikers way

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9RW

CANMOOR



Brand New Warehouse / Industrial Units 17,820 - 37,000 sq ft **TO LET**

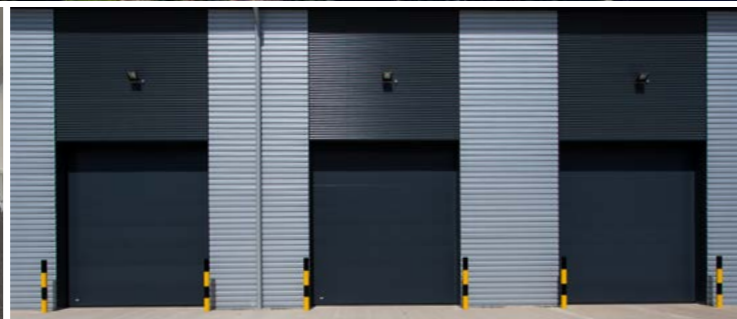
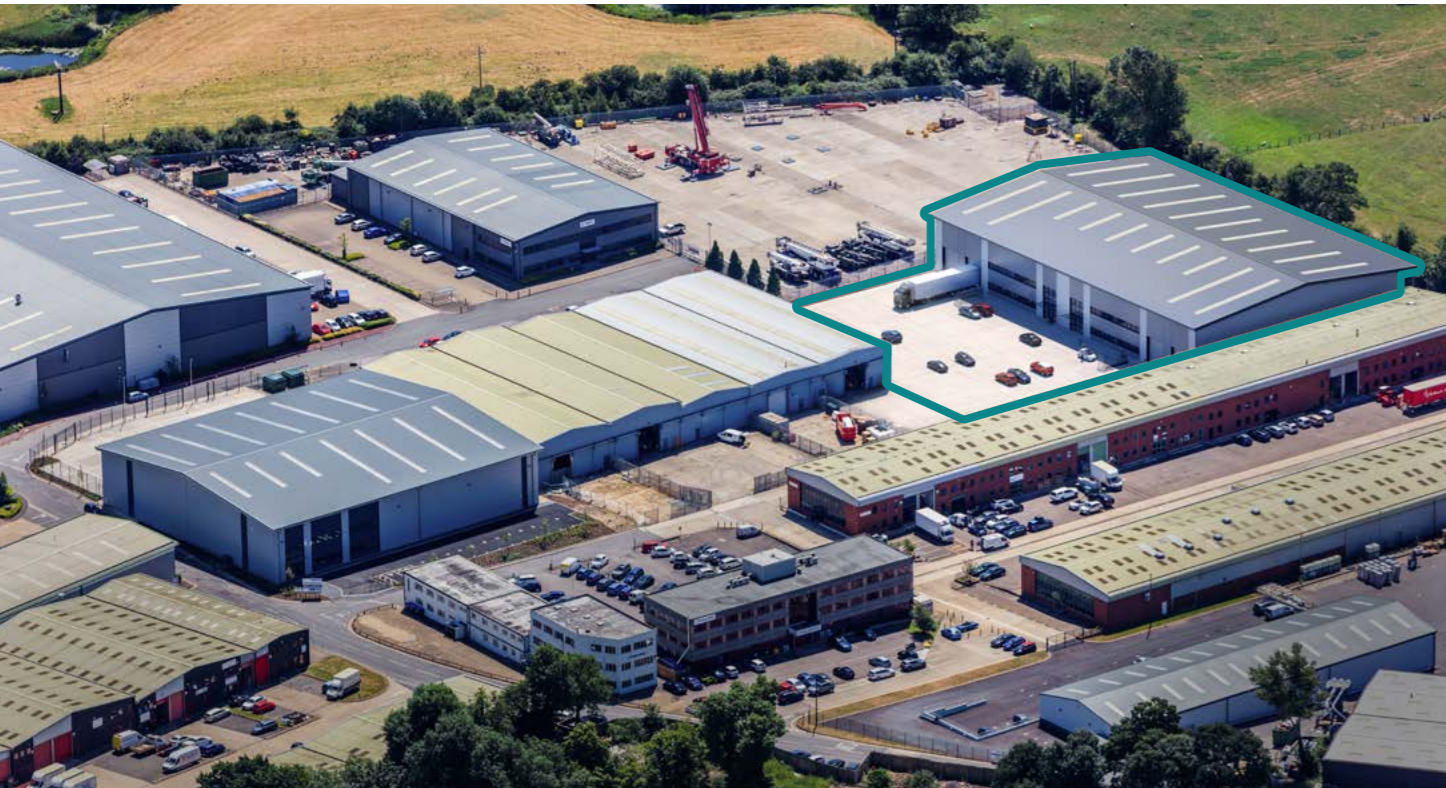
COMPLETION Q4 2019

- Excellent access to M40 (J7 and J8A)
- B1(c) / B2 / B8 uses
- Headquarters building(s)
- Excellent KVA
- 37m Yards
- 8m Eaves height

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UNITS 8 & 9 ARE NEW WAREHOUSE / INDUSTRIAL BUILDINGS OF STEEL PORTAL FRAME CONSTRUCTION WITH PROFILED SHEET CLADDING.

ACCOMMODATION (GIA)

UNIT 8	SQ FT	SQ M
Ground Floor Warehouse Area (incl. office undercroft)	16,095	1,495
Office Area (first floor only)	1,795	167
Total GIA	17,890	1,662

UNIT 9	SQ FT	SQ M
Ground Floor Warehouse Area (incl. office undercroft)	17,360	1,613
Office Area (first floor only)	1,795	167
Total GIA	19,155	1,780

Total Warehouse Area	33,455	3,108
Total Office Area	3,590	334
Total Floor Area	37,045	3,442

Car Parking Spaces: 32



8M HEIGHT



4x LEVEL LOADING DOORS



HIGH QUALITY OFFICES



FLOOR LOADING 37.5kN/M²



37.3M YARDS



32 CAR PARKING SPACES



SECURE SITE



NEW 1,000 KVA SUB STATION

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COMMUNICATIONS



MOTORWAYS

M40 J7	5.5 mile
M40 J8A	6.5 mile

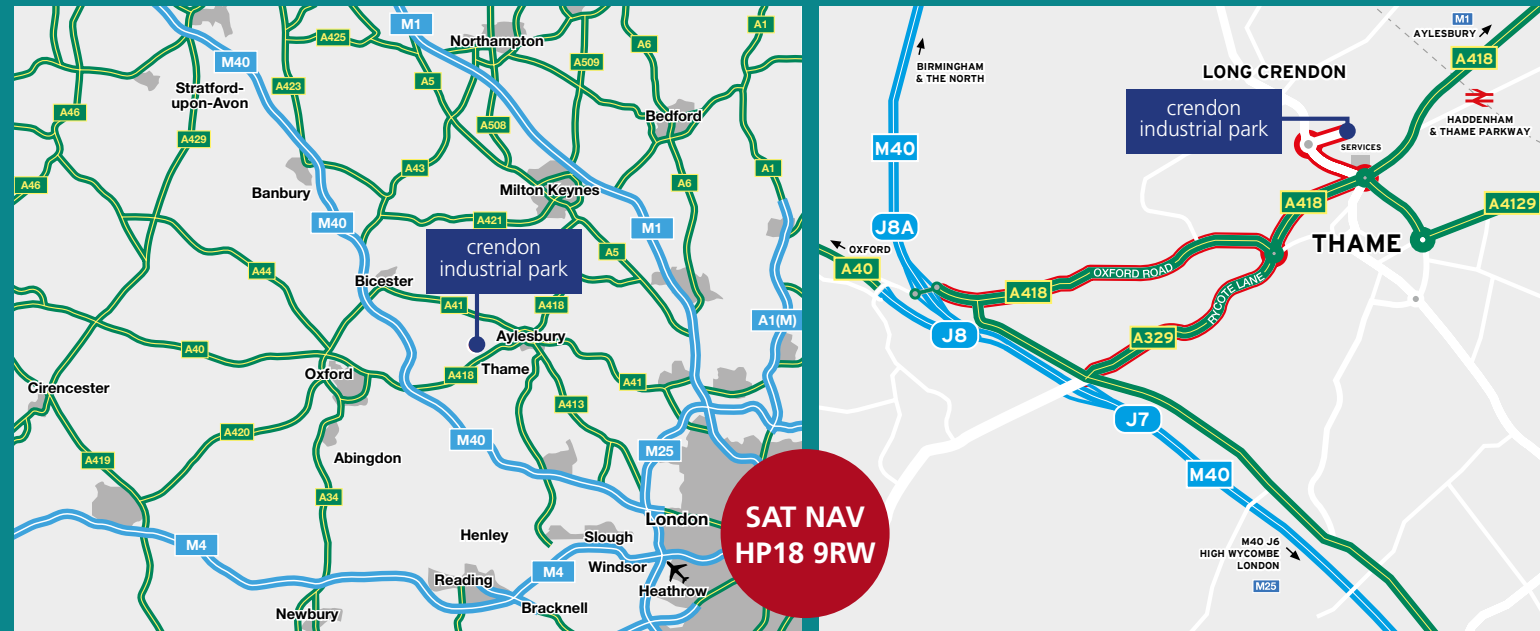


TOWNS/CITIES

Thame	1.5 miles
Haddenham and Thame Parkway	3 miles
Oxford	15 miles
Luton Airport	37 miles
Heathrow Airport	47 miles

LOCATION

Unit 8/9 hikers way forms part of the established Crendon Industrial Park, 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.



FURTHER INFORMATION

For further information please contact the joint sole agents.



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