

1 hikers way

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9BB

CANMOOR

UNDER CONSTRUCTION
AVAILABLE MAY 2017

M40 J7 - 5.5 MILES
J8A - 6.5 MILES
THAME - 1.5 MILES

**HADDENHAM & THAME
PARKWAY** - 3 MILES



Brand new industrial unit close to J7 & J8A of the M40

29,000 sq ft **TO LET**



- Prominent position
- B1 (c) / B2 / B8 uses
- Excellent access to M40 (J7 and J8A)
- Headquarters building

- Detached with own yard
- New substation which could provide 1,000 KVA
- 8m eaves height
- Opportunity to extend up to 40,000 sq ft

CRENDON

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Communications



- Thame 1.5 miles
- M40 J7 5.5 miles
- M40 J8A 6.5 miles
- Oxford 15 miles

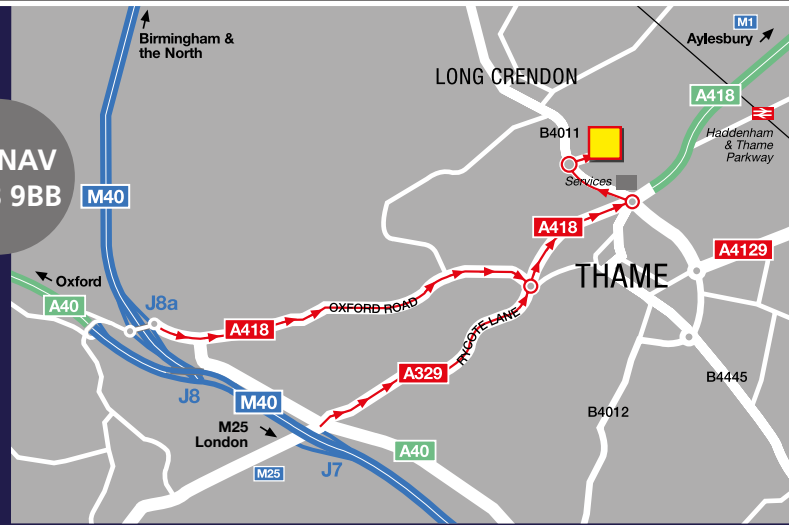


- Haddenham and Thame Parkway 3 miles



- Luton Airport 37 miles
- Heathrow Airport 47 miles

SAT NAV
HP18 9BB



Location

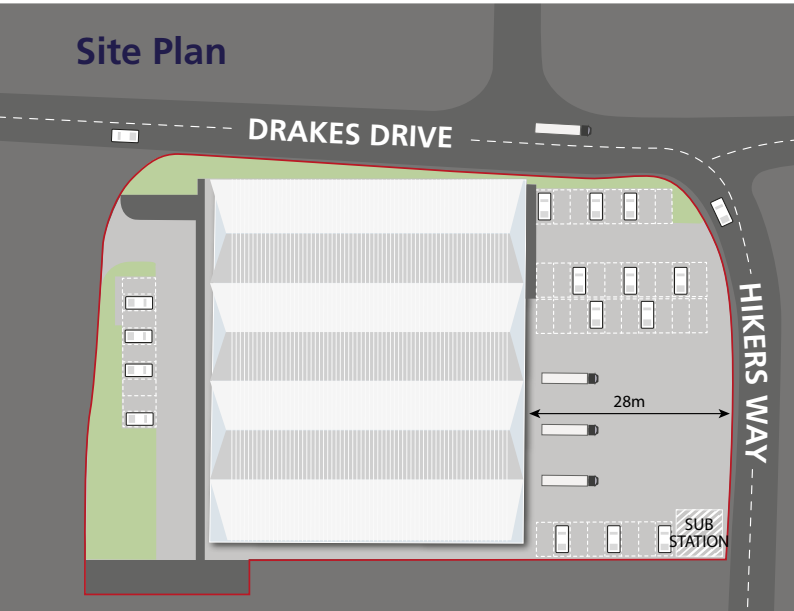
1 Hikers Way forms part of the established Crendon Industrial Park, located on the Oxfordshire / Buckinghamshire border, just outside Thame and close to Junctions 7 and 8a of the M40.

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

Specification

- 8m eaves height
- Floor loading 50 kN/m²
- Surface level loading doors
- Single storey first floor offices
- Suspended ceilings
- On site parking
- Evening & weekend security

Site Plan



INDICATIVE IMAGES

Accommodation (GEA)

	sq ft	sq m
Warehouse	26,920	2,433
Office	2,070	192
Total	28,990	2,694

*OPPORTUNITY TO EXTEND

For further information contact our joint sole agents:



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