

# 1 drakes drive

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9BB

CANMOOR



## 6 Industrial Starter Units

1,500 - 3,000 sq ft (139 - 279 sq m) **TO LET**

- Prominent position
- B1 (c) / B2 / B8 Uses
- Excellent access to M40 (J7 and J8A)
- Customer / staff parking
- High quality units
- Established industrial estate
- All enquires
- Trade counter potential

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## Location

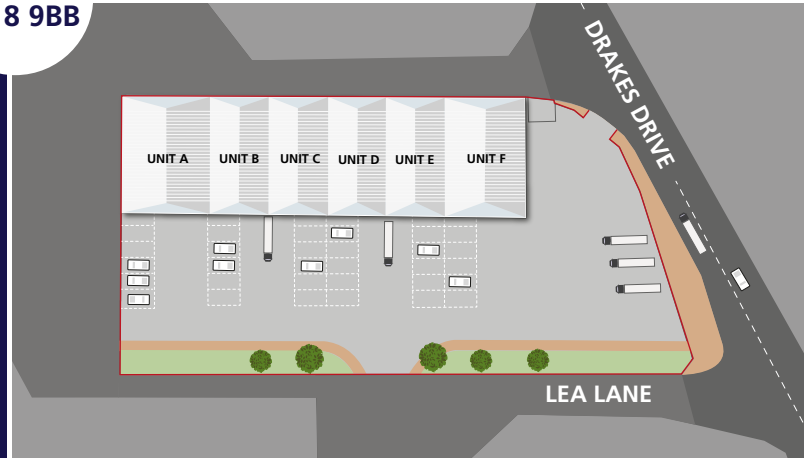
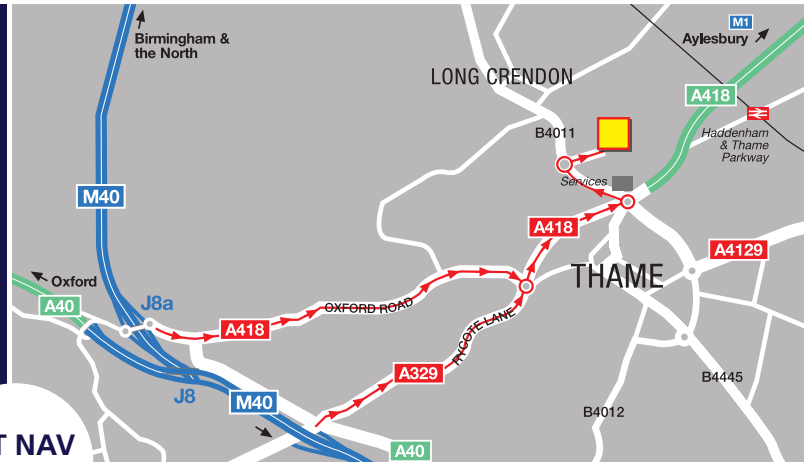
1 Drakes Drive forms part of the established Crendon Industrial Park, located on the Oxfordshire / Buckinghamshire border, just outside Thame and close to Junctions 7 and 8a of the M40. The Park is located on the B4011, the main road between Thame and Bicester.

Crendon Industrial Park is well served by public transport links, with Haddenham and Thame Parkway station providing a regular fast service to London Marylebone and Birmingham.

## Specification

- High quality specification
- Electric roller shutter doors
- 4.8 m eaves height to underside of haunch minimum
- Customer / staff car parking
- Evening and weekend security
- Full details available from joint sole agents

SAT NAV  
HP18 9BB



## Accommodation (GEA)

|              | sq ft         | sq m         |
|--------------|---------------|--------------|
| Unit A       | 2,892         | 269          |
| Unit B       | 1,863         | 173          |
| Unit C       | 1,861         | 173          |
| Unit D       | 1,859         | 173          |
| Unit E       | 1,888         | 175          |
| Unit F       | 2,565         | 238          |
| <b>Total</b> | <b>12,928</b> | <b>1,201</b> |

## 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

Further information contact our joint sole agents:

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