

6 drakes drive

CRENDON INDUSTRIAL PARK ■ THAME ■ OXFORDSHIRE ■ HP18 9BB

CANMOOR



Modern Industrial/Warehouse Unit 4,800 sq ft (446 sq m) **TO LET**

- Excellent access to M40 (J7 and J8A)
- Fully secure site
- On site management
- Eaves height of 8m
- Floor loading of 37.5 kN/sq.m
- Ground and first floor offices

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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 500,00 sq ft of modern and refurbished industrial and office accommodation.

DESCRIPTION

The premises were completed approximately 7 years ago and features a steel frame structure with profiled clad elevations and roof. The ground floor area is 4110 sq ft (approx) and there are first floor offices of 690 sq ft (approx).

The warehouse has an eaves height of 8m and floor loading of 37.5 kN/sq m. Access is via an electric roller shutter door with a separate personal door to the offices.

Offices feature suspended ceilings, perimeter electric heating, motion sensitive lighting and carpeting. There is a shower room just off the ground floor reception.

RATES

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - £30,250

Rates payable - £14,850 (2018-2019)

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.

FURTHER INFORMATION

For further information contact the sole joint agents:

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