

unit 8/9 hikers way

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9RW

CANMOOR



Brand New Warehouse / Industrial Units 17,890 - 37,000 sq ft **TO LET**

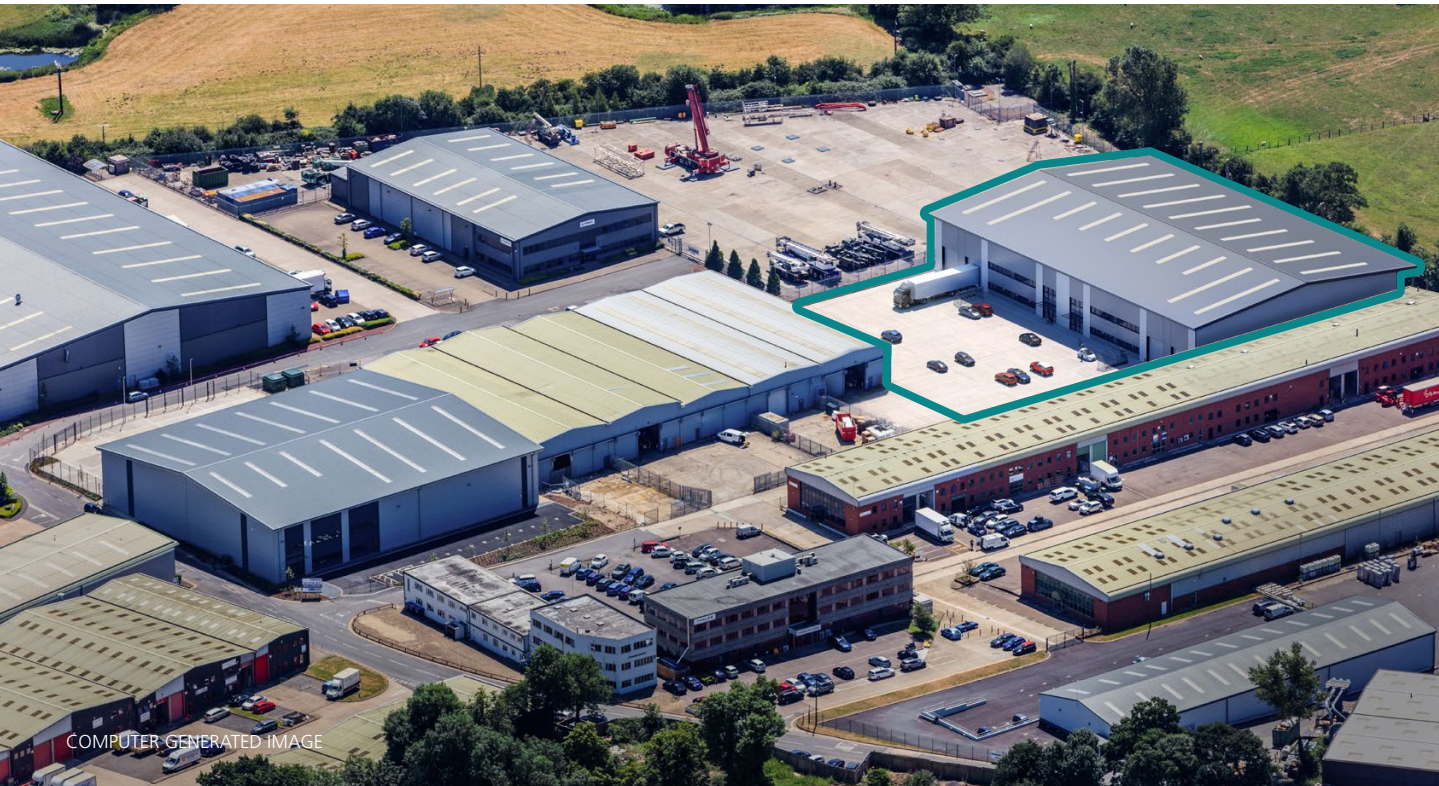
UNDER CONSTRUCTION

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

CRENDON

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COMPUTER GENERATED IMAGE



UNITS 8/9 WILL PROVIDE NEW, SPECULATIVELY DEVELOPED INDUSTRIAL UNITS SUITABLE FOR A RANGE OF USES LOCATED ON AN ESTABLISHED INDUSTRIAL PARK JUST 5.5 MILES FROM THE M40. THE UNITS ARE AVAILABLE SEPARATELY OR COMBINED AS ONE UNIT AND WILL BE COMPRISED OF STEEL PORTAL FRAME WITH PROFILE STEEL 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

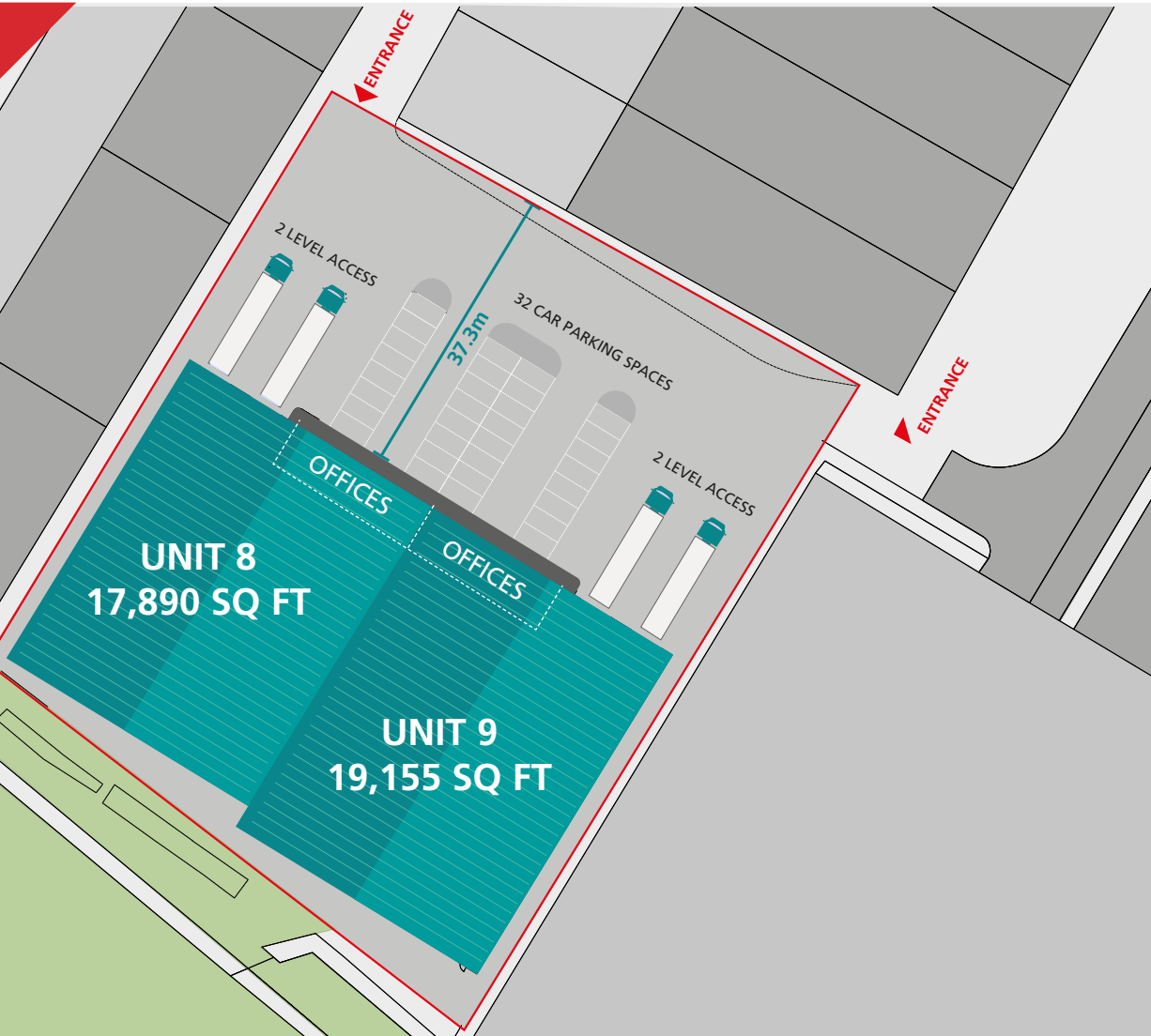
UNIT 9	SQ FT	SQ M
Ground Floor Warehouse Area (incl. office undercroft)	17,360	1,613
Office Area (first floor only)	1,795	167
Total GIA	19,155	1,780

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

Car Parking Spaces: 32

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AVAILABLE INDIVIDUALLY OR AS ONE BUILDING



8M HEIGHT



4x LEVEL LOADING DOORS



HIGH QUALITY OFFICES



FLOOR LOADING 37.5kN/M²



37.3M YARDS



32 CAR PARKING SPACES



SECURE SITE



NEW UP TO 1,000 KVA SUB STATION

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COMMUNICATIONS



MOTORWAYS

M40 J7 5.5 miles

M40 J8A 6.5 miles



TOWNS/CITIES

Thame 1.5 miles

Haddenham and Thame Parkway 3 miles

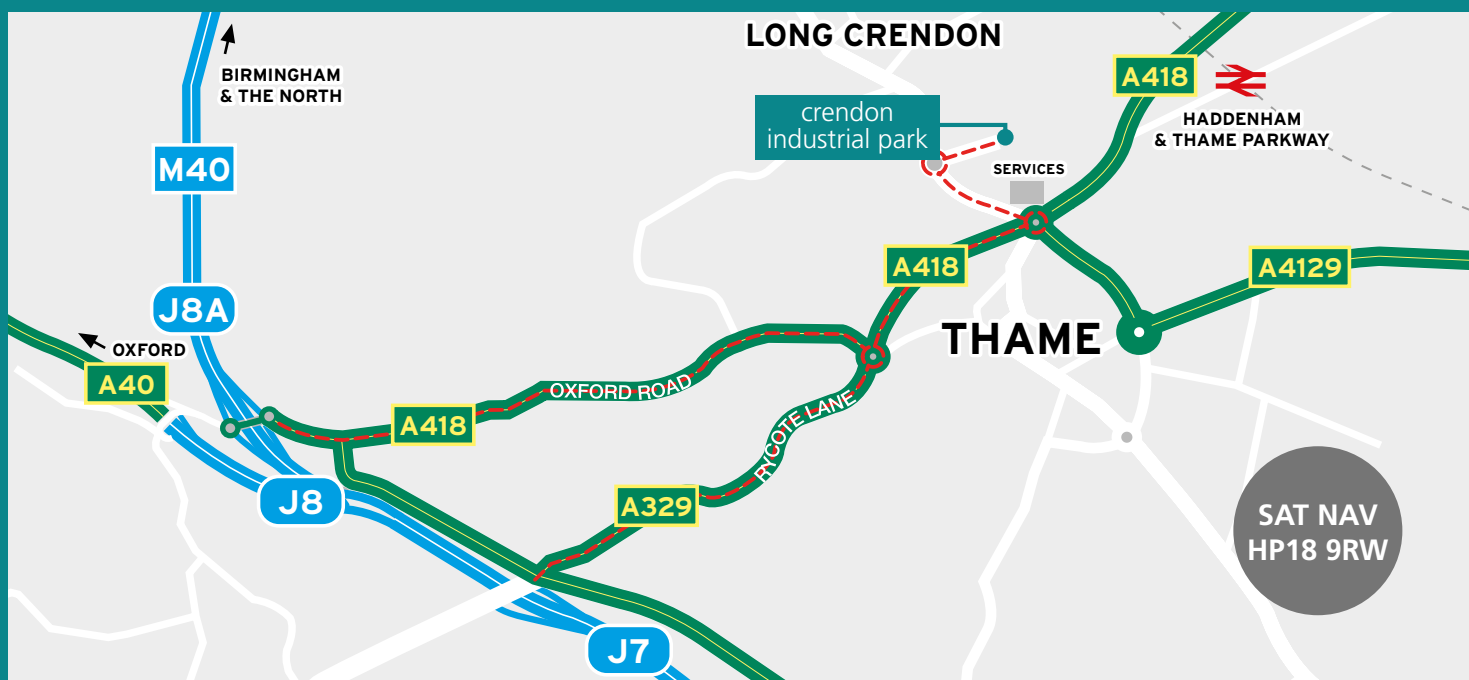
Oxford 15 miles

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

The property is available by way of a pre-leasing agreement on terms to be agreed. For more information and a full proposal, please contact:

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