

**Brown & Lee
Clifford Billings**

01296 420637

TO LET

MODERN INDUSTRIAL UNIT

845.4 sq m (9,100 sq ft) approx

**UNITS 10A & B
HADDENHAM BUSINESS PARK
HADDENHAM BUCKS HP17 8LJ**



Situation

Located within the expanding Haddenham Business Park on the Buckinghamshire / Oxfordshire border, approximately 2 miles east of Thame, 7 miles west of Aylesbury and with Oxford and High Wycombe each being approximately 15 miles.

Haddenham Business Park is in an accessible location with the M40 motorway around 7 miles (both J7 & J8). Furthermore the main line railway station is adjacent to the Business Park with regular services to London Marylebone (journey time approx 50 minutes) and north to Banbury, Stratford, Warwick and Birmingham Snowhill.

The accessibility of this park will shortly be further improved by construction of a new access direct from the A418 Aylesbury-Thame Road, enhancing the benefits of a quality environment, which has in recent years attracted a number of companies to Haddenham, including Jacobs Babbie, Northgate, Jenks Sales Brokers and McCormick Foods.

Description

A modern industrial unit constructed in 1995 on a steel portal frame with brick and profiled metal clad elevations.

Features include:

- 6m (20ft) eaves height approx
- 2 insulated up and over loading doors
- 30 KN/m² power float finished floor
- Integral single storey offices
- Double glazed windows at ground and first floor
- Good on-site parking and loading facilities

Accommodation (approx gross internal)

Offices / ancillary	151.8 m ²	(1,634 ft ²)
Production	693.6 m ²	(7,466 ft ²)
Total	845.4 m²	(9,100 ft²)

Lease

A new full repairing and insuring lease is available for a term to be agreed.

Rent

£54,600 per annum exclusive of rates, service charge and VAT.

Rates

The Valuation Office website indicates a Rateable Value from 1 April 2005 for this property at £34,750. Rate in the £ for 2009/10 is 48.5p (but may be subject to transitional relief and/or small business relief provisions). Interested parties should confirm annual rates payable by enquiring with the Rating Authority: Aylesbury Vale District Council - Tel: 01296 585858.

Costs

Each party is to be responsible for its own legal costs.

For further details, contact the Joint Agents :

**Brown & Lee Clifford Billings
Tel: 01296 420637 (Kirk Clifford)**

OR

**Savills
Tel: 01865 269000 (Nick Berrill)**

VAT: All prices and rentals are quoted exclusive of VAT. **Services:** We have not tested any of the service installations and any prospective purchaser / tenant must satisfy themselves independently as to the state and condition thereof. Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract. (22.01.2010)

3 Carrera House, Merlin Court, Gatehouse Close, Aylesbury, Bucks HP19 8DP



www.brownleecb.com