

INDUSTRIAL / WAREHOUSE UNIT

TO LET



7,876 sq ft (731.7 sq m)

**UNIT 20
HADDENHAM BUSINESS PARK
HADDENHAM
BUCKS
HP17 8LJ**

Your attention is drawn to the important notice at the end of the text.

Location

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

Junctions 7 and 8 of the M40 are both within approximately 7 miles, providing direct access to the M25 and the Midlands, while a regular rail service runs through Haddenham, south to London Marylebone (journey time approx 50 minutes) and north to Banbury and Birmingham Snowhill.

Haddenham Business Park

The accessibility of this park, coupled with a quality environment, has in recent years attracted a number of companies to Haddenham, including McCormick Foods, Hozelock and Canon.

Description

The property comprises part of an industrial building of portal frame construction, with profiled metal cladding beneath an insulated roof.

Internal eaves height is at 4.8m (16 ft) approx. with a roller shutter loading door to the front elevation, which is served by a shared concreted yard.

The building is not currently provided with separate services, but these can be installed by arrangement.

Gross Internal Area: 731.7 sq m 7,876 sq ft approx

Lease

A new short term lease is available for a term of years to be agreed, to exclude the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

£31,500 per annum exclusive of rates, service charge and VAT.

Costs

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

Rates

Not separately assessed at present. Interested parties should confirm annual rates payable by enquiring with the Rating Authority: Aylesbury Vale District Council – Tel: 01296 585858.

Viewings

For further information please contact the joint sole agents:

Savills

Wytham Court, 11 West Way, Oxford OX2 0QL

Contact: **Nick Berrill**
Telephone: (01865) 269000
Facsimile: (01865) 269001
Email: nberrill@savills.com

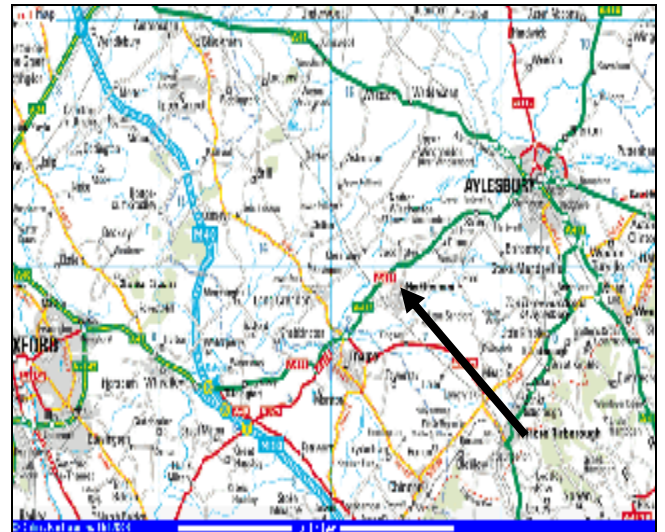
or

Brown & Lee, Clifford Billings

26 Faraday Road, Aylesbury, Bucks HP19 8RY

Contact: **Kirk Clifford**
Telephone: (01296) 420637
Email: kirk.clifford@brownleecb.com

NOT TO SCALE



SUBJECT TO CONTRACT

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