

MODERN WAREHOUSE UNIT

TO LET



11,274 sq ft (1,047.3 sq m) approx
Including offices 1,400 sq ft (130 sq m) approx

UNIT 21 & 22
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 the major part of a detached warehouse building of portal frame construction, arranged in the form of adjoining units as set out below:

- Unit 21: 3,814 sq ft 354.3 sq m – office, showroom and packing area including toilet and kitchen facilities.
- Unit 22: 7,460 sq ft 693.0 sq m – warehouse approx 21 ft to eaves.

Total: 11,274 sq ft 1,047.3 sq m

Lease

A new full repairing and insuring 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

£60,000 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

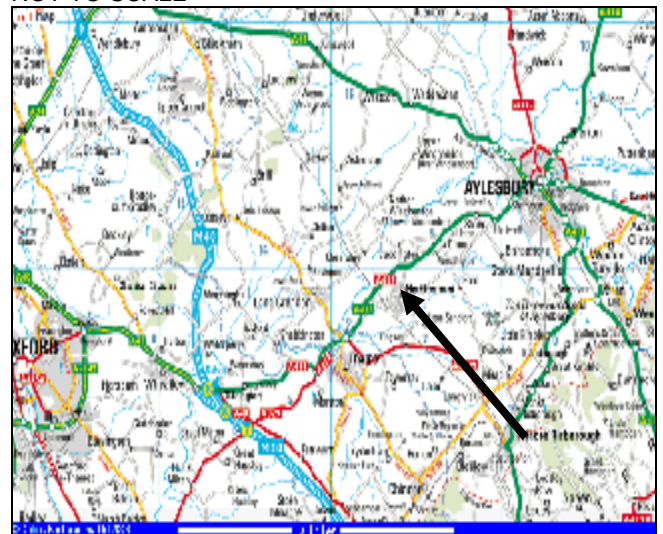
or

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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