

MODERN BUSINESS UNIT

TO LET



**UNIT 3A/B
HADDENHAM BUSINESS PARK
HADDENHAM
BUCKS
HP17 8LL**

**3,460, 4,300, 6,060, 6,900, 10,360 SQ FT
(321, 399, 563, 641, 962 SQ M)**

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 units are part of a terrace constructed in 1994, on a steel portal frame with brick and profiled metal clad elevations incorporating extensive double glazing and having been subject to a major re-fit some 5 years ago, to provide good quality office accommodation, in a principally open plan format with features including:

- Suspended ceilings incorporating Cat 2 lighting.
- Air conditioning.
- Raised floor to principal ground floor area.
- Partitioned internal offices together with meeting rooms and comms room.
- Male and female toilets plus kitchen facilities.

Gross Internal Area if taken as a whole:

Ground Floor:	9,200 ft ²	(854.7m ²) approx
First Floor:	1,160 ft ²	(107.8m ²) approx
Total:	10,360 ft²	(962.5m²) approx

LEASE

New full repairing and insuring leases are available for a term to be agreed.

SERVICE CHARGE

External common areas and services are managed and maintained by the landlord for the benefit of all tenants on the business park, an apportioned cost being recovered by way of service charge.

RENT

£85,000 per annum exclusive of rates, service charge and VAT, or on a pro rata basis.

RATES

Not yet assessed.

COSTS

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

VIEWINGS

For further information please contact the joint sole agents:

Savills

Wytham Court, 11 West Way, Oxford OX2 0QL

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

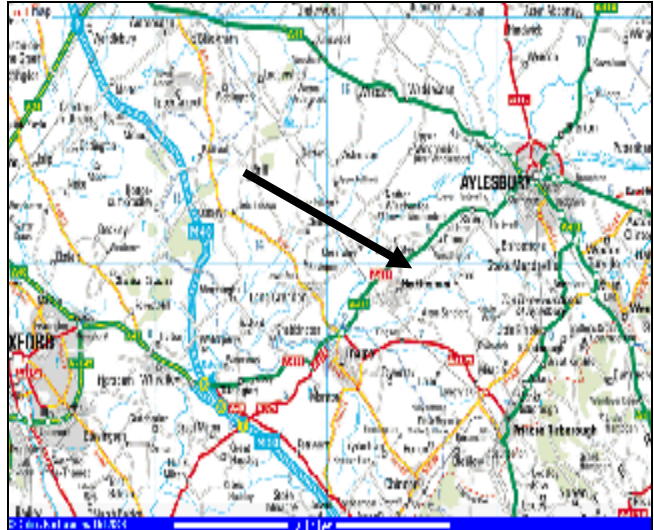
OR

Brown & Lee, Clifford Billings

1 Alton House, Office Park, Gatehouse Way, Aylesbury, HP19 8XU

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

NOT TO SCALE



SUBJECT TO CONTRACT

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