unit 8/9 hikers way

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9RW

CANMOOR



Brand New Warehouse / Industrial Units

17,820 - 37,000 sq ft **TO LET**

COMPLETION Q4 2019

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

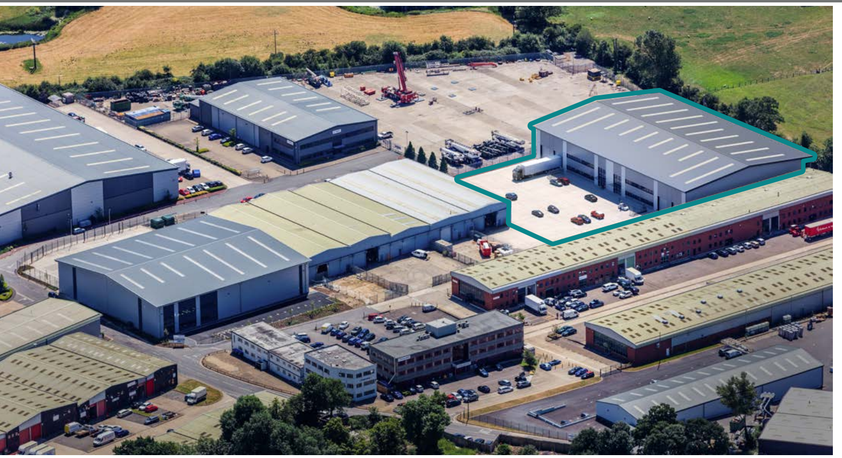
CRENDON

www.canmoor.com/crendon

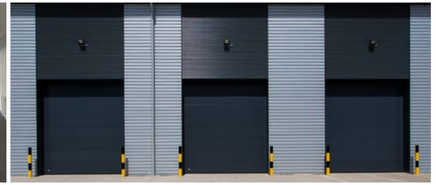
unit 8/9 hikers way

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9RW

CANMOOR







UNITS 8 & 9 ARE NEW WAREHOUSE / INDUSTRIAL BUILDINGS OF STEEL PORTAL FRAME CONSTRUCTION WITH PROFILED SHEET 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



8M HEIGHT

4x LEVEL LOADING DOORS

HIGH QUALITY OFFICES

FLOOR LOADING 37.5kN/M²

37.3M YARDS

32 CAR PARKING SPACES

SECURE SITE

NEW 1,000 KVA SUB STATION

CRENDON

unit 8/9 hikers way

LONG CRENDON ■ CRENDON INDUSTRIAL PARK ■ HP18 9RW

CANMOOR

COMMUNICATIONS

MOTORWAYS

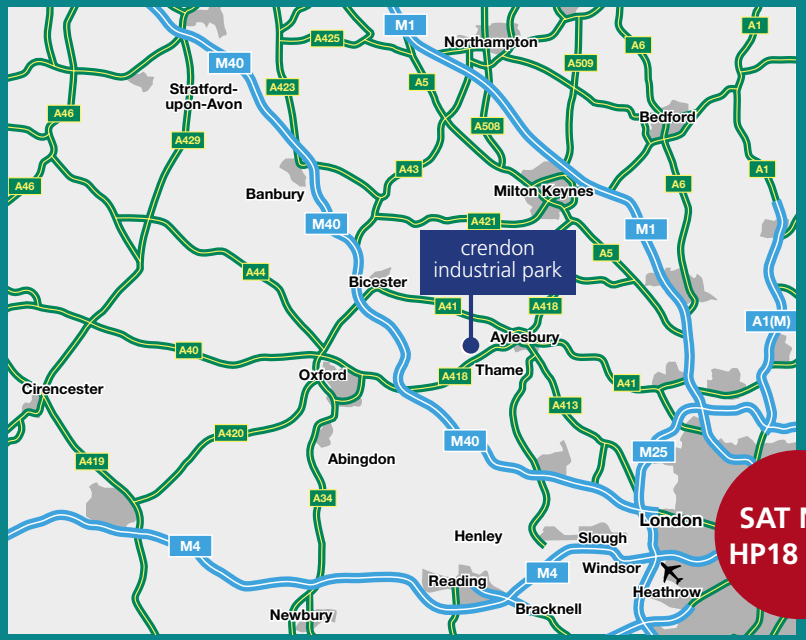
M40 J7	5.5 mile
M40 J8A	6.5 mile

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

For further information please contact the joint sole agents.

fields 01844 261121 www.fieldscommercial.com

Nick Johnson
nick@fields-property.co.uk

Mike Holifield
holi@fields-property.co.uk

marriotts 01865 316311 marriottsoxford.co.uk

Martin Conway
mconway@marriottsoxford.co.uk

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. December 2018. Designed by cormackadvertising.com