

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# To Let

**3D Haddenham Business Park, Pegasus Way, Haddenham, HP17 8LJ**



**Modern Warehouse Unit 3,400 Sq Ft Approx On Popular Estate With Good Parking**

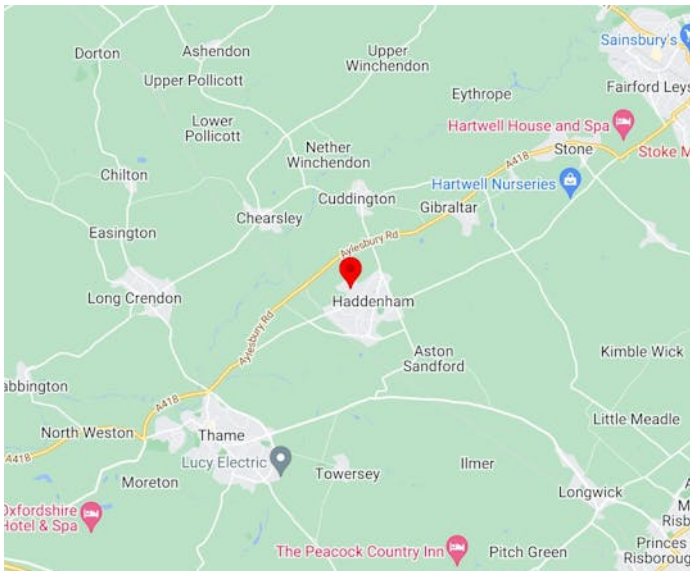
**Size: 3,400 Sq Ft**

**Rent: Rent On Application**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.  
Generated on 05/01/2026





## Features:

- Modern Warehouse Unit 3,400 Sq ft GIA Approx.
- 6m Eaves, 8m apex
- 3 Office, WC & Kitchenette
- 3 phase power, painted floor, LED lighting & warehouse heater
- 9 Car Spaces

EPC - D (84)

## Location

Haddenham Business Park has direct access to the A418 and the M40 junctions 7 and 8 within 7 miles.

Within walking distance of Haddenham and Thame Parkway Railway station giving access to London Marylebone/Birmingham Snowhill via Chiltern Railway.

## Description

A modern warehouse unit on the popular Haddenham Business Park.

The Unit measures approx. 3,400 Sq ft GIA including Office, kitchenette and WC.

Roller shutter door 4.4m x 4.3m  
3 phase power  
Painted floor, LED warehouse lighting translucent roof lights  
Warehouse heater

Warehouse dimensions approx. 24.8m x 12.8m.

## Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable value - £20,500 (from April 2023)  
Rates payable - £10,496

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

A new lease is available.

Rent: POA

## Viewing

Strictly by appointment with the agent.

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)



Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.  
Generated on 05/01/2026



