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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

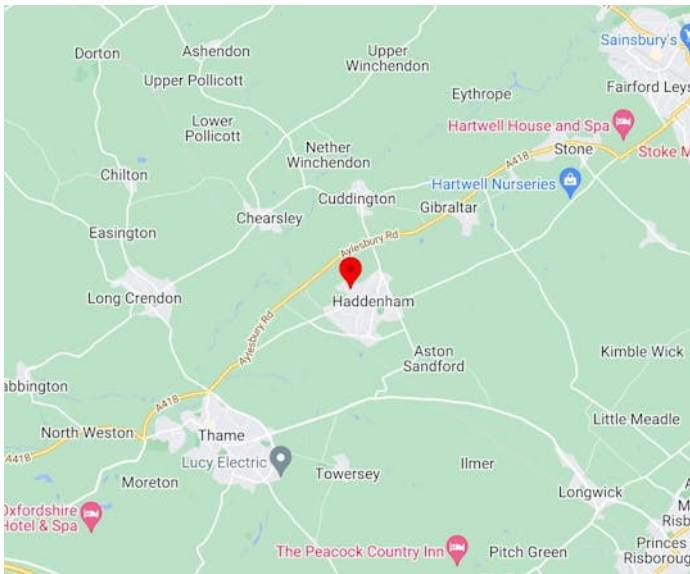
Size: 3,400 Sq Ft

Rent: £42,500 Per Annum

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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.
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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: £42,500 per annum ex VAT

Viewing

Strictly by appointment with the agent.

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