

Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

Units 1-6, Drakes Farm, Drakes Drive, Long Crendon, HP18 9BA



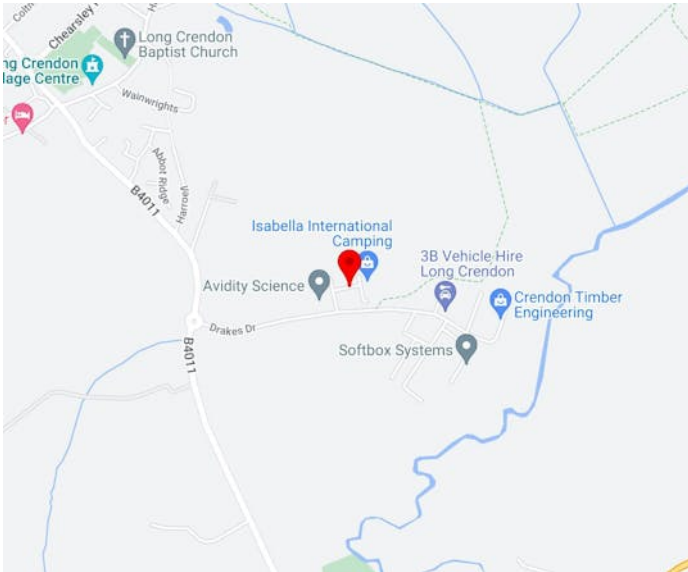
Six High Specification Brand-New Units To Be Built With 6m Clear Eaves, Electric Roller Shutter Doors, 3-Phase Power And Parking.

Size: 3,038 - 18,700 Sq Ft

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.
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Features:

- Six new units from 3,034 Sq ft GIA
- High specification, 6m clear eaves, 3 phase power and LED lighting
- EV charging spaces available
- Practical completion expected Q2, 2026
- BREEAM very good and Target EPC A

EPC - EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Drakes Farm is prominently located on the south-side of Drakes Drive, the access to the well-known Long Crendon Industrial Park.

Thame 2 miles, Aylesbury 10.5 miles, Oxford 14.6 miles, M40 Motorway Junction 7 5.4 miles

Description

The units will be of steel portal frame construction with insulated profile clad roofs and elevations, 6m clear eaves height, 37.5 kN/Sqm floor loading, electric roller shutter doors, LED lighting, EV charging points and a total of 41 car spaces.

Unit 1: 3,034 Sq ft
Unit 2: 3,030 Sq ft
Unit 3: 3,030 Sq ft
Unit 4: 3,770 Sq ft
Unit 5: 3,232 Sq ft
Unit 6: 3,232 Sq ft

BREEAM very good
Target EPC A

Rates

The properties fall within Bucks rating authority Aylesbury Vale District Council.

Rateable Value: To be assessed

Rates Payable: To be assessed

Terms

RENTALS:

£ POA

A service charge will be applicable

Viewing

Strictly by appointment with the agent.

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