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**FIELDS**

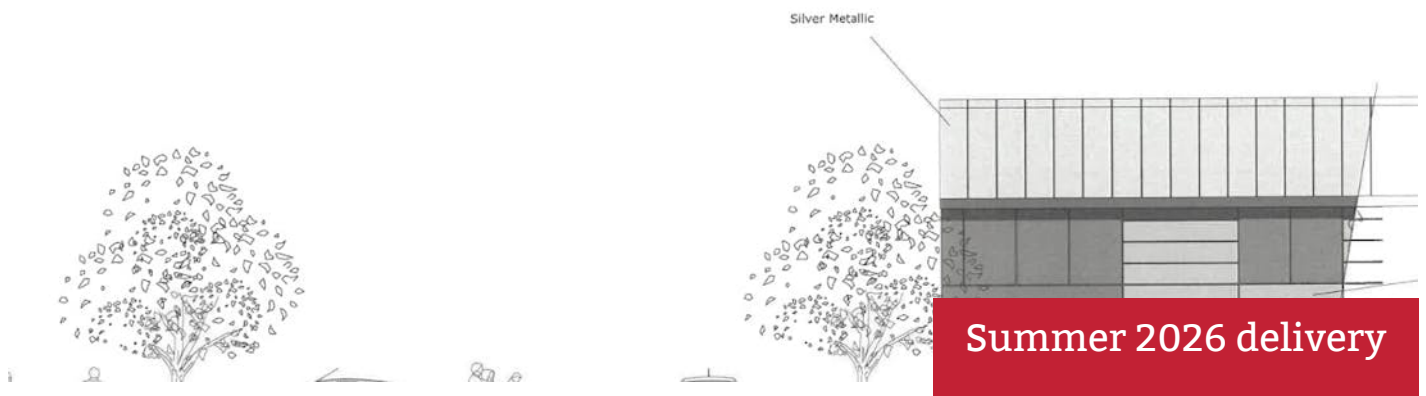
commercial property  
land and new homes

# To Let

2-6 Jefferson Way, Thame, OX9 3SZ



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**Convenience Store / Children's Nursery / Trade Counter  
Opportunities With Planning For Summer 2026 Delivery In  
Prominent Ring Road Location.**

**Size: 1,970 - 10,000 Sq Ft**

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

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## Features:

- Convenience store & Children's Nursery opportunities
- From 1,970 Sq ft to 10,000 Sq ft GIA
- Prominent Ring Road Location
- New Build Development for summer 2026 delivery
- Trade counter location

EPC - EPC exempt - Due for demolition

## Location

Prominent location on the ring road and the corner of Jefferson Way, on the southern side of Thame, a short distance away from the Town Centre and all its amenities, allowing easy access to Junction 6 of the M40 motorway only approx. 6 miles away.

## Description

Convenience Store & Children's Nursery opportunities.

A new build scheme for summer 2026 comprising units of 4,800 Sq ft and 5,200 Sq ft with planning permission granted.

Alternative scheme also considered comprising 4 units, 2 units of approx. 1,970 Sq ft and 2 units of approx. 2,950 Sq ft.

Steel portal frame building with insulated composite panels subdivided in two, with scope for mezzanine floor in Unit 2.

Unit 1 Convenience Store: 4,800 Sq ft approx. & 14 car spaces

Unit 2 Children's Nursery: 5,200 Sq ft approx. & 13

## Rates

The development is located in South Oxfordshire rating authority.

Rateable value: To be assessed.

Rates payable: To be assessed.

## Terms

New leases available.

Rent on application.

## Viewings

Strictly by appointment with Fields.

\*Please note the existing business is unaffected in the interim\*