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**FIELDS**

commercial property  
land and new homes

# To Let

**1st Floor At Unit 1, Thame Park Business Centre, Thame Park Business Centre, Thame, OX9 3XA**



**1st Floor Office Suite With Excellent Natural Light.**

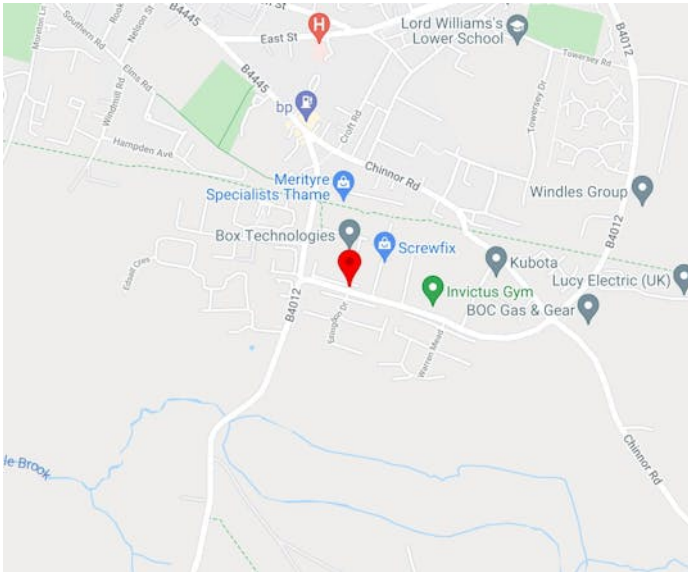
**Size: 1,847 Sq Ft**

**Rent: £26,781.50 Per Annum**

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

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## Location

Thame Park Business Centre is ideally located on the eastern side of Thame with easy access to the M40 motorway at Junction 6.

Thame is located approx. 14 miles from Oxford, 12 miles from Aylesbury, and 14 miles from High Wycombe.

## Description

This 1st floor office suite is currently partitioned into 6 offices with a large Kitchen / Break-out area, with half-opaque/half-glass dividers allowing for excellent natural light throughout the suite.

This office benefits from 8 parking spaces with the potential for overflow parking.

The building is secure with an intercom system, the suite also benefits from a keypad lock.

The suite benefits from good prominence on Wenman Road.

## Features:

- 1st Floor Office Suite
- Approx. 1847 Sq ft.
- Partitioned Office Suite
- 8 Parking Spaces
- Gas Central Heating
- Convenient Location

## Rates

The property lies within the rating area of South Oxfordshire District Council, according to which the rateable value is as follows:

Rateable value - TBC

Rates payable - TBC

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

## Terms

A new lease is available.

Rental: £26,781.50 per annum plus VAT.

There is a service charge which is approx. £2,209 per annum. (2024 figure)

## Viewing

Strictly by appointment with the agent.

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