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**FIELDS**

commercial property  
land and new homes

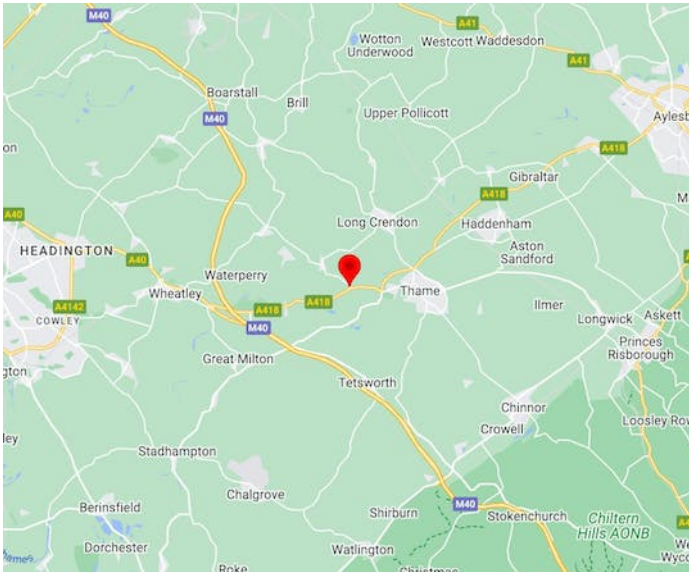
# To Let

**Unit 1, North Weston Farm, North Weston, Thame, OX9 2HA**



**Well-Specified Storage/Distribution Unit Of Approx. 1,700 Sq Ft,  
Excellent Location Adjacent To The A418 Near Thame.**

**Size: 1,700 Sq Ft**



## Features:

- Well-specified warehouse unit of approx. 1,700 Sqft
- Light Industrial/Distribution use
- Excellent accessibility for distribution via road network
- 24/7 access and CCTV

EPC - EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy

## Location

The units are extremely well-located at North Weston, close to the junction with the A418 and Mill Road, approximately 1 mile from Thame and 4 miles from the M40 motorway junctions 7 and 8.

## Description

The unit comprises of a steel portal frame building, fully re-clad with insulated panels to elevations and roof.

Unit 1 has a ground floor area of approx. 1,500 Sq ft with a 200 Sq ft mezzanine and a small office and W/C.

The unit has 5.5m eaves, light, power, water, electric roller shutter door of 3.7m x 3.5m, personnel door, ceiling light panels, concrete floor. This unit has the use of 4 parking spaces.

24/7 access and CCTV in the Yard. Good broadband facility. Available immediately.

## Rates

The properties fall within the rating area of South Oxfordshire District Council.

Rateable value: 8,700

Small business rates relief may apply.

## Terms

RENT: £17,750 per annum

Service charge £500 per annum per unit.

## Viewings

Strictly by appointment with Fields.

Tel: 01844 261121  
Web: www.fieldscommercial.co.uk  
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