



## Rycote M40, Rycote Lane, Thame, OX9 2BY

### BRAND NEW WAREHOUSES TO LET

<b>Tenure</b>	To Let
<b>Available Size</b>	3,145 to 171,943 sq ft / 292.18 to 15,974.03 sq m
<b>Service Charge</b>	Upon application
<b>Business Rates</b>	Upon application
<b>EPC Rating</b>	Upon enquiry

- Eaves heights from 7m to 10m
- Good yard space
- 50kn floor loading
- Car Parking
- EV Charging points
- BREEAM Excellent

## Location

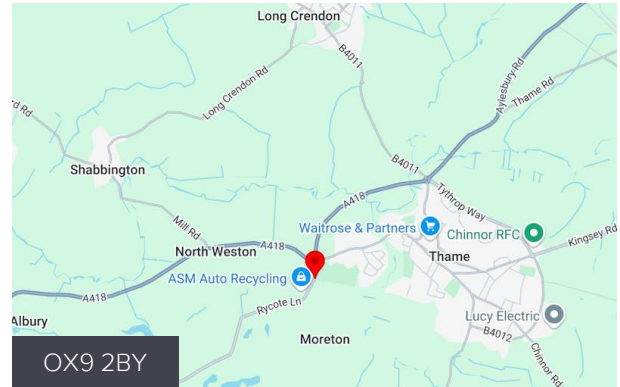
The site is located to the West of Thame close to the Oxfordshire/ Buckinghamshire border and only 5 minutes drive from J7 of the M40 motorway.

The M40 provides excellent links for logistics and manufacturing companies to London and the North.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	3,232	300.26	Available
Unit - 2	3,215	298.68	Let
Unit - 3	3,886	361.02	Let
Unit - 4	3,966	368.45	Available
Unit - 5	3,404	316.24	Available
Unit - 6	3,445	320.05	Let
Unit - 7	13,069	1,214.15	Available
Unit - 8	13,277	1,233.47	Let
Unit - 9	33,222	3,086.42	Let
Unit - 10	51,399	4,775.12	Let
Unit - 11	7,749	719.91	Let
Unit - 12	5,464	507.62	Let
Unit - 14	5,238	486.63	Let
Unit - 15	22,532	2,093.29	Let
<b>Total</b>	<b>173,098</b>	<b>16,081.31</b>	



## Viewing & Further Information

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