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**FIELDS**

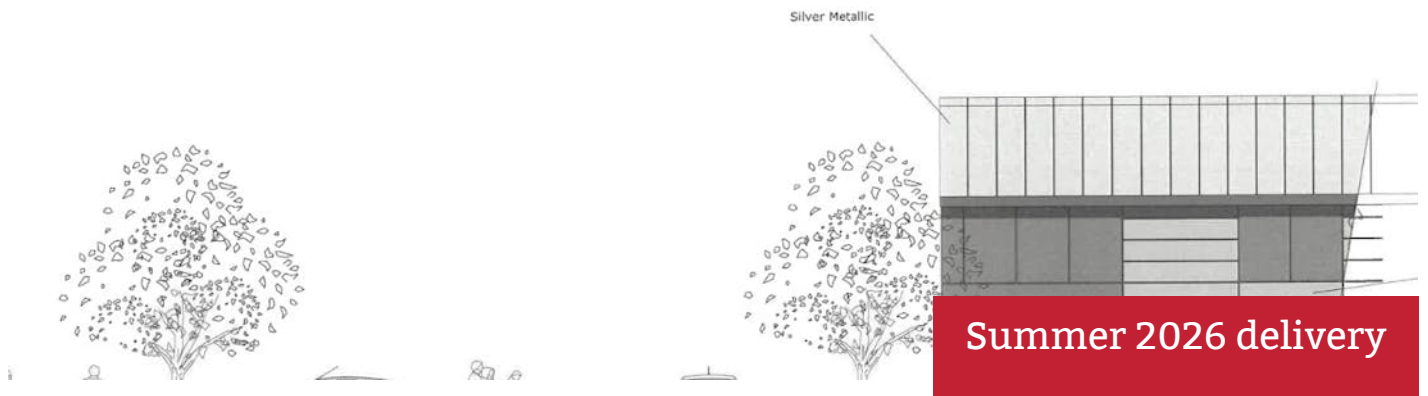
commercial property  
land and new homes

# To Let

2-6 Jefferson Way, Thame, OX9 3SZ



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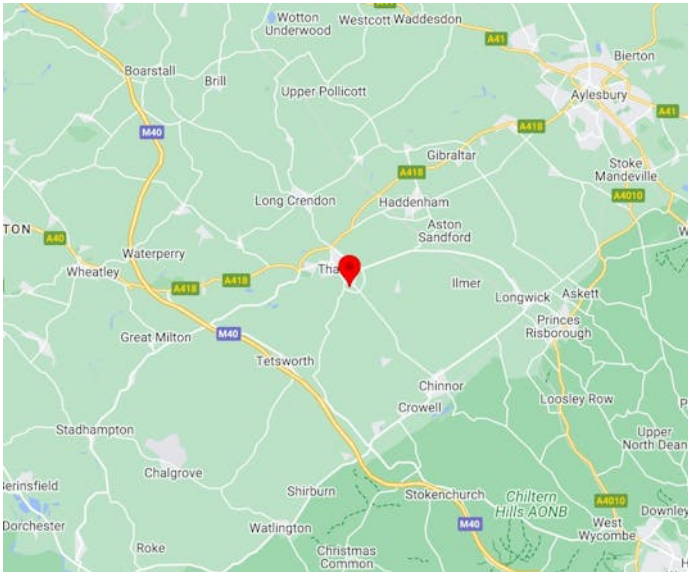
**Convenience Store & Children's Nursery Opportunities With Planning For Summer 2026 Delivery In Prominent Ring Road Location.**

**Size: 4,800 - 10,000 Sq Ft**

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

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## Features:

- Convenience store & Children's Nursery opportunities
- From 4,800 Sq ft to 10,000 Sq ft GIA
- Prominent Ring Road Location
- New Build Development for summer 2026 delivery

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.

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 car spaces

## 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\*