



Unit 4, Thame Park Business Centre, Thame, OX9 3XA

**To Let / For Sale | 3,620 sq ft**

OFFICE UNIT FOR LET/SALE

## Unit 4, Thame Park Business Centre, Thame, OX9 3XA

### TO LET / FOR SALE

#### Summary

- Size: 3,620 sq ft
- Rent: £14.50 per sq ft
- Price: Price on application
- Rates payable: £6 per sq ft
- EPC: C

#### Further information

- [View details on our website](#)
- [Microsite](#)

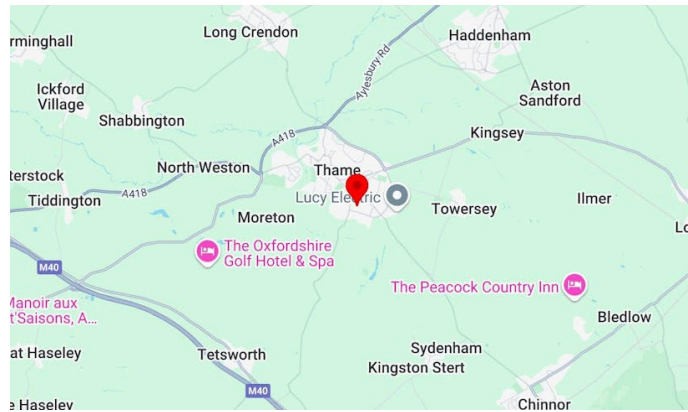
#### Viewings and Further Information



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#### Description

The properties comprise terraced business units of steel portal construction under pitched tiled roofs. Internally the accommodation provides fully fitted office space at both ground and first floor levels. All units are fitted as offices, with suspended ceilings and recessed lights, gas-fired heating to radiators, floor ducting, double-glazing and carpets. WC facilities, kitchen and reception area.

Unit 4 - two storey office building although ground floor could be used for light industrial/manufacturing use, or possibly a trade counter with storage and offices. 16 parking spaces

Car parking facilities are to both front and rear of the buildings.

The properties may also be available on a long leasehold basis on a 999 year lease.

#### Location

Thame Park Business Centre is ideally located on the eastern side of Thame being approximately 4 miles from the M40 (junctions 6 and 7) providing fast and easy access



The international airports of Luton and Heathrow are very accessible being 35 and 40 miles distant respectively.

#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

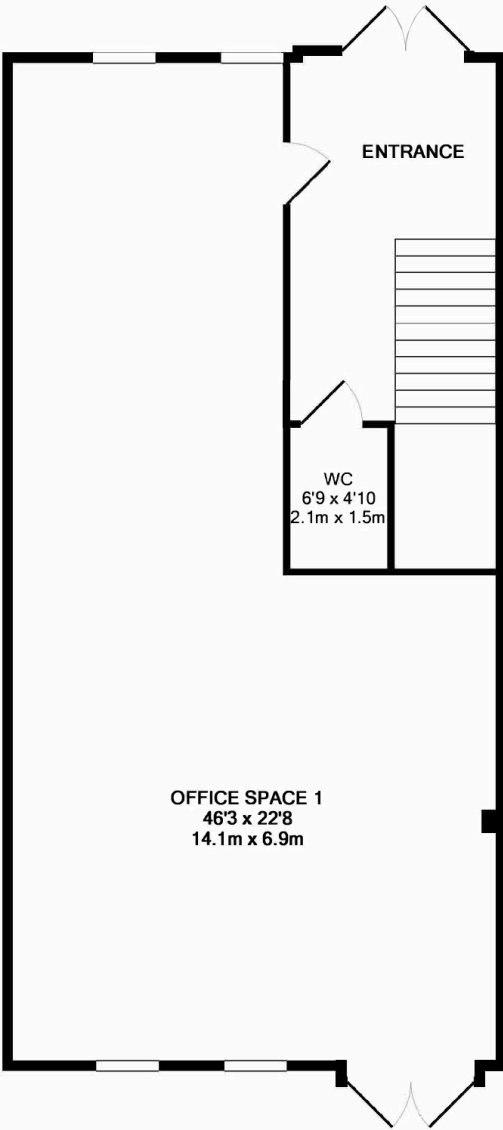
## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>Rent</b>	<b>Rates Payable</b>	<b>Service charge</b>	<b>Availability</b>
Unit - Office Unit 4	3,620	£14.50 /sq ft	£6.82 /sq ft	£2,694 /annum	Available
<b>Total</b>	<b>3,620</b>				

Floor plan

UNIT 6 - Ground



TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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