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**FIELDS**

commercial property  
land and new homes

# To Let

Unit 2, North Weston Business Centre, Thame, OX9 2HA



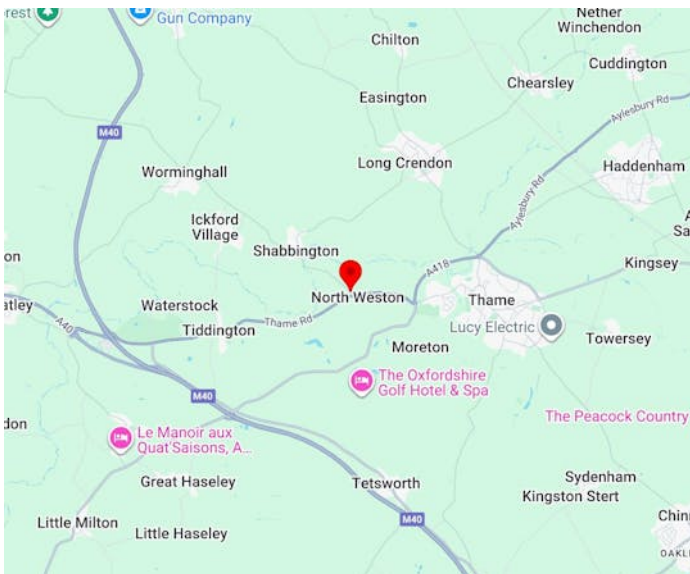
**A Well-Specified Light Industrial / Storage Unit 1,700 Sq Ft,  
Excellent Location Adjacent To The A418 Near Thame.**

**Size: 1,700 Sq Ft  
Rent: Rent On Application**

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

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## Features:

- Well-specified Warehouse unit of approx. 1,700 Sq ft
- Warehouse 1,500 Sq ft plus mezzanine 200 Sq ft
- Excellent accessibility for distribution via A418 connecting with the M40 Junctions 7 and 8
- Light, power, WC, 24/7 access and CCTV

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Location

The unit is 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 clad with insulated panels to elevations and roof.

Ground floor area approx. 1,500 Sq ft and mezzanine 200 Sq ft.

The unit has 5.5m eaves, light, power, water, WC, electric roller shutter door of 3.7m x 3.5m, personnel door, ceiling light panels and concrete floor.

4 allocated 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: To be assessed

Rates payable: To be assessed

## Terms

RENT: Rent on application

Service charge £500 per annum per unit.

## Viewings

Strictly by appointment with Fields.

