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**FIELDS**

commercial property  
land and new homes

# To Let

**B5 Station Yard, Thame, OX9 3UH**



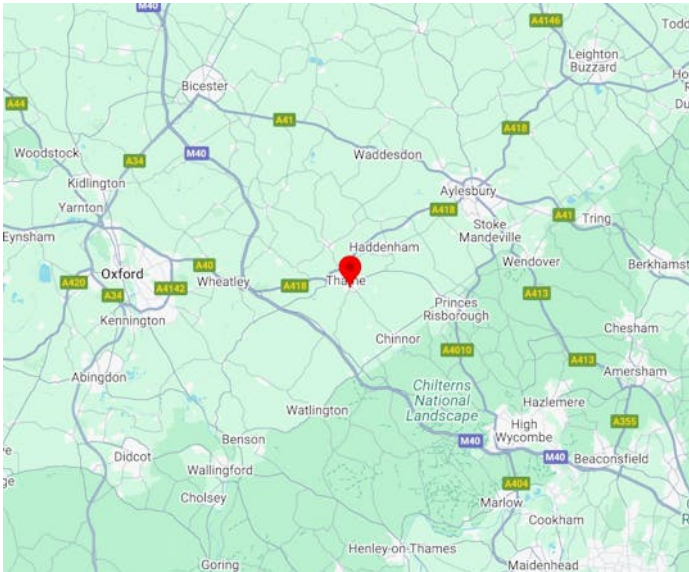
**A Well Specified Workshop / Trade Counter Unit With Part Gym Use  
Approx. 5,168 Sq Ft On Popular Estate Near The Town Centre.**

**Size: 5,168 Sq Ft  
Rent: £47,500 Per Annum**

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

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## Features:

- Well specified industrial unit approx. 5,168 Sq ft GIA
- Production area, warehouse, large mezz 2,207 Sq ft with part time gym use
- Air conditioned offices, kitchen, WC's, shower, 6 car spaces
- Trade counter location

EPC - E (114)

## Location

The unit is located less than a mile from the town centre. Thame is well positioned with the M40 Motorway Jct's 6 and 7 approx. 6 miles distant, Aylesbury 10 miles, Oxford 14 miles and High Wycombe 18 miles.

## Description

A versatile and well specified Warehouse / Industrial Unit measuring approximately 5,168 Sq ft GIA.

Scope for trade counter use, and planning permission for part time gym use on the mezzanine floor.

Ground Floor approx. 2,961 Sq ft GIA plus Mezzanine 2,207 Sq ft.

The specification includes air conditioned Offices, Kitchen, WC's, shower and 6 parking spaces.

Security system installed.

Photos from archive.

## Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £28,250

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

A new lease is available.

RENTAL: On application.

Details of gym use on request.

## Viewing

Strictly by appointment with the agent.

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