

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let / For Sale

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



End Terrace Unit Available With Good Parking Provisions.

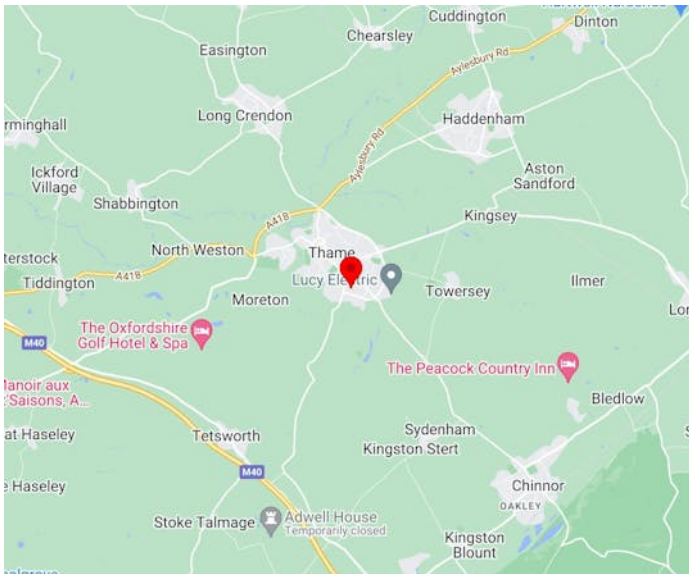
Size: 3,620 Sq Ft

Rent: £50,680 Per Annum

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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Offices on Ground and First Floors
- Approx. 3,620 Sq ft.
- Parking spaces available
- Gas central heating
- Convenient location

EPC - C (59)

Location

The Park is ideally located on the eastern side of the town of Thame with easy access to the M40 motorway at junction 6.

Description

Both the ground and first floor are fitted as offices.

The refurbishment features suspended ceilings and recessed lights, gas-fired heating to radiators, floor ducting, double-glazing and carpets.

There are Toilets on each floor and a carpeted Reception area, providing access to both levels.

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

Rates

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

Rateable value - £48,250 (2023 onwards)

Rates payable - £24,077

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 or the virtual freehold may be available subject to negotiation.

Rental: £50,680 per annum plus VAT

A service charge is payable.

Viewings

Strictly by appointment via Fields.

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