

# To Let

A modern unit with  
**flexible space**

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8 Goodsons Mews |  
Wellington Street | Thame | OX9 3BX

///inspector.believer.depending

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Open plan warehouse with power float concrete floor.  
Benefitting from 3 phase power supply and shared yard  
space. Located within very short distance of the M40.

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 **adalta real** [adaltareal.com](http://adaltareal.com)  
01295 670 123

**Secure single storey, open plan warehouse unit benefitting from power float concrete floor. The premises has a minimum eaves height of 2.93m. The warehouse benefits from a concertina shutter door.**

Thame is a market town in Oxfordshire, located off the A418, approximately 13 miles east of Oxford and 10 miles west of Aylesbury. The M40 is approximately 5 miles away, which provides access to London and Birmingham.

There are male and female WC's, kitchenette and a utilities room.

More particularly the property features:

- Open plan warehouse accommodation
- Eaves height of 2.93m
- 2.72m high concertina door
- WCs and kitchenette
- 3 Phase power supply

#### // Accommodation

Measurements are provided on a net internal area (NIA) basis:

|                   | SQ FT        | SQ M          |
|-------------------|--------------|---------------|
| <b>Total Area</b> | <b>2,679</b> | <b>248.91</b> |

#### // Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

#### // Leasehold

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

#### // Rent

£20,000 per annum.

#### // Service Charge

A service charge of £250 per annum will be levied by the Landlord for maintenance and management of communal areas.

#### // Insurance

The Landlord insures the building and recovers the premium from the Tenant.

#### // Business Rates

The rateable value is £19,250. The small business multiplier is 49.9p and the standard multiplier is 51.2p from 1 April 2023 to 31 March 2024.

#### // EPC

The unit has an Energy Performance Asset Rating of TBA. Copies of the EPC certificate are available from the Agent.

#### // VAT

All figures quoted are exclusive of VAT which is payable.

#### // Legal Costs

Each party to bear their own legal costs incurred in this transaction.

#### // Subject to Contract



#### // Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

| martin.patchett@adaltareal.com



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