

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

FIELDS

commercial property
land and new homes

To Let

6 Lupton Road, Wenman Road, Thame, OX9 3SE



**A Self Contained And Secure Warehouse / Cold Storage Unit
Measuring Approx. 7,829 Sq Ft With Yard And Parking.**

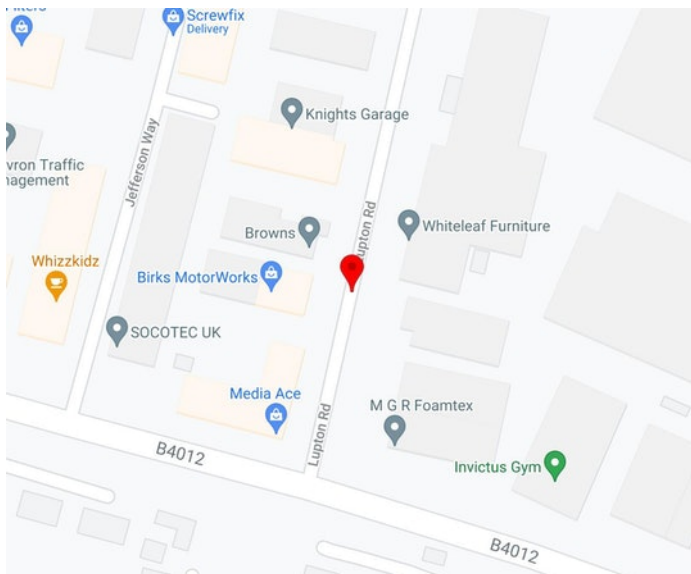
Size: 7,829 Sq Ft

Rent: £69,950 Per Annum

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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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Location

Lupton Road is located just off the town's ring road on the eastern side. Access to the M40 is easily available at junctions 6 or 7, with London approx. 46 miles and Oxford 12 miles. The railway station at Thame/Haddenham Parkway is approx. 3 miles and provides regular services to London Marylebone and Birmingham.

Description

The property comprises a central single-storey cold-store facility, with 2-storey building to the front including Offices, Stores, Kitchen and WC facilities, and 2-storey Warehouse to the rear with additional facilities.

There is car parking to the front, a side loading facility / yard / parking and rear yard, all enclosed with palisade fencing.

Features:

- Unit of approx. 7,829 sq ft.
- Warehouse including cold storage, and offices.
- Secure yard and parking.
- Office content
- 3-phase power supply

Rates

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

Rateable value - £29,250

Rates payable - £14,595 (2021/2022)

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: £69,950 per annum

Freehold terms on application

Viewing strictly by appointment with the agent.

Viewing

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