

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# To Let

The Threshing Barn, North Weston, Thame, OX9 2HA



**Well-Specified Character Offices Approx. 1,587 Sq Ft With Ample Parking Located Adjacent To The A418 Near Thame.**

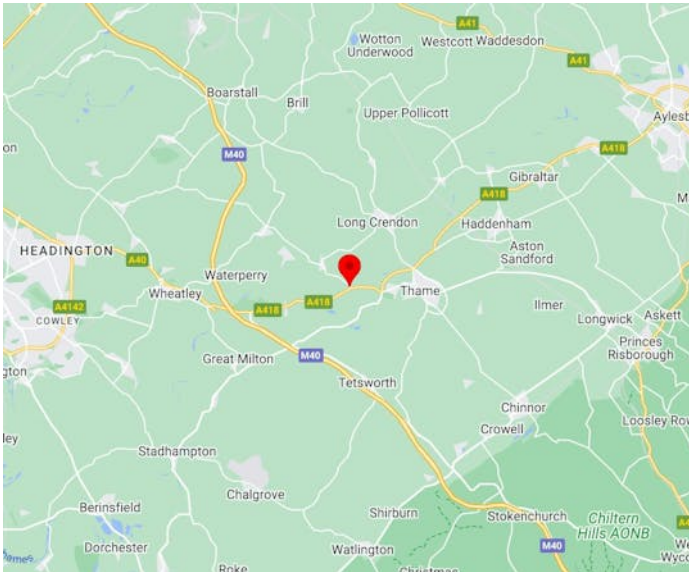
**Size: 1,587 Sq Ft**

**Rent: £25,000.00 Per Annum**

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

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## Features:

- Well-specified offices measuring 1,587 Sq ft NIA
- Attractive building with open plan and private offices
- Excellent accessibility for Thame and the M40 Junctions 7 & 8
- CCTV and dedicated broadband line

EPC - D (78)

## Location

The offices are 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

Attractive open-plan offices within character barn-style building. Accommodation of approximately 1,587 Sq ft arranged over ground and first floor.

Entrance lobby, male and female WCs, Kitchen, open-plan office with attractive vaulted and beamed ceiling, first floor offices and further private office.

Air conditioning / warm air heating, gas central heating, 6 parking including one with EV charging point, 24/7 access and CCTV. Dedicated broadband line.

Available August / September.

## Rates

The properties fall within the rating area of South Oxfordshire District Council.

Rateable value: £28,000 per annum.  
Rates payable: £13,972 per annum

## Terms

Rental: £25,000 + VAT per annum

Service charge: £2,400 per annum, charged £600 quarterly

## Viewings

Strictly by appointment with Fields.



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