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**FIELDS**

commercial property  
land and new homes

# To Let

1st And 2nd Floor, 104 High Street, Thame, OX9 3DZ



**Spacious Refurbished Office Suites Within Handsome Period  
Building In The Centre Of Thame**

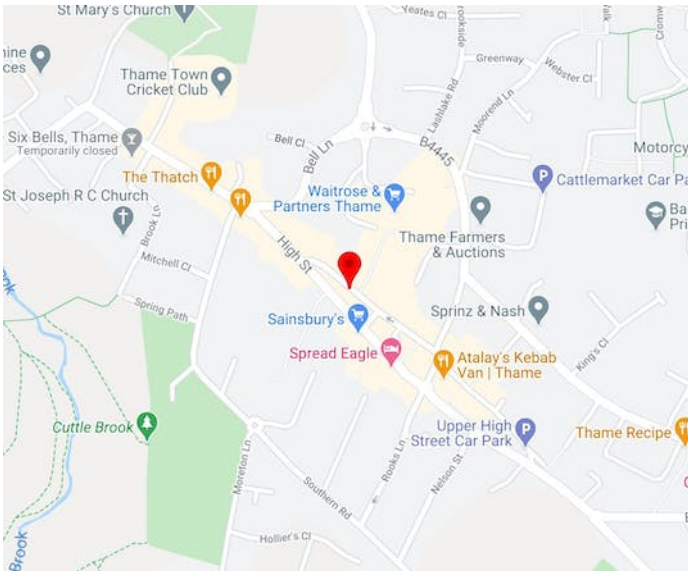
**Size: 891 - 1,982 Sq Ft**

**Rent: £8,910 - £18,500 Per Annum**

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

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## Features:

- 1st floor Office of 1,091 sq ft and 2nd floor Office of 891 sq ft, totalling 1,982 sq ft
- To let separately or together
- Light and Spacious Refurbished Rooms with Gas central heating
- Town Centre Location, period features

EPC - EPC exempt - Listed building

## Location

Located in the centre of Thame, a busy market town. Thame is located approx. 6 miles from the M40 Motorway Junctions 6 and 7, 3 miles from Haddenham and Thame Parkway, 10 miles from Aylesbury and 14 miles from Oxford.

## Description

Attractive refurbished office suites spanning the 1st and 2nd floors of this period building available individually or together. Direct access from the High Street leads to a staircase to the rear and to an attractive 1st floor balcony with a doorway leading to the premises.

The Office is comprised of a mixture of light, spacious rooms with a feature central staircase and original period fittings. The rooms at the front have a view of the High Street and Town Hall square.

The Kitchen is located on the 1st floor with the WCs located on the 2nd. Broadband is available and there is a security system installed including external sensor lighting.

## Rates

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

Rateable value - To be assessed

Rates payable - To be assessed

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 / license is available for one or both suites

RENTAL:

1st Floor: £13,092 per annum

2nd Floor: £8,910 per annum

Combined floors: £18,500 per annum

## Viewing

Strictly by appointment with the agent.

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