

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

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**

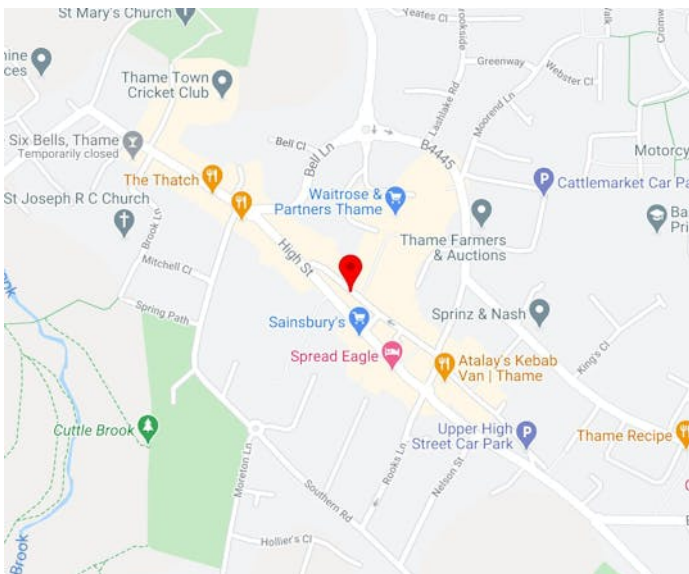
Size: 891 - 1,982 Sq Ft

Rent: £8,910 - £18,500 Per Annum

Fields Commercial | 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:

- 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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