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**FIELDS**

commercial property  
land and new homes

# To Let

Suites 3 & 5 Masters Court, Church Road, Thame, OX9 3FA



High Spec Office

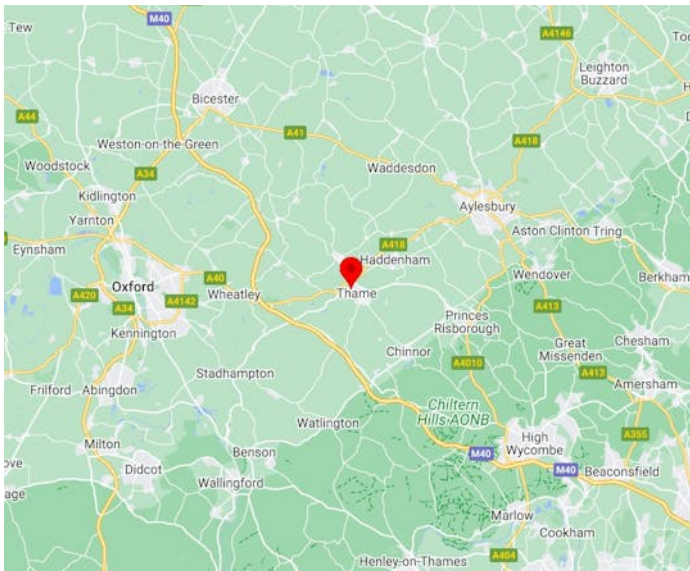
Two High Quality Office Suites Within An Attractive Detached And Refurbished Office Building Located In The Town Centre.

Size: 2,361 Sq Ft

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:

- 2 High quality Office suites of approx. 2,361 Sq ft & 858 Sq ft
- Attractive building in superb central location
- High spec fit out, inc Kitchen, A/C, warm air heating & facilities
- 9 allocated car spaces
- Refurbished communal areas

EPC - C (55)

## Location

Thame is conveniently situated with easy access to the M40 motorway at junctions 6, 7 and 8.

## Description

Masters Court has five suites in total. The premises have undergone an extensive refurbishment with both the communal areas and individual suites having been modernised.

Suite 3 measuring 2,361 Sq ft is located on the first floor, and features a high spec Kitchen, air conditioning / warm air heating throughout, double glazing, suspended ceilings and raised access floors.

Suite 5 measuring approx. 858 Sq ft has the same specification other than a kitchen and is located on the second floor.

The suites benefit from 9 allocated car spaces and is situated in a superb central location alongside the Old Grammar School and Church. There is a very pleasant walkway to the town centre over the adjoining cricket ground.

## Rates

Rateable value: Suite 3 £33,500 (2023-current)

Suite 5 £18,250

Rates payable: Suite 3 £17,152 (2023-2024) Suite

5 £9,107

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

Rental:

An assignment of the existing lease, expiring late 2029.

Suite 3: £42,498 per annum plus VAT

Suite 5: £28,679 per annum plus VAT

There is a service charge, which covers all running costs excluding rates.

## Viewings

Strictly by appointment via Fields.



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