

OFFICE SUITES TO LET

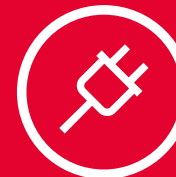
1,773 - 3,711 ft²



ALLOCATED
PARKING SPACES



EXCELLENT ACCESS
TO THE M40



THREE PHASE
POWER SUPPLY



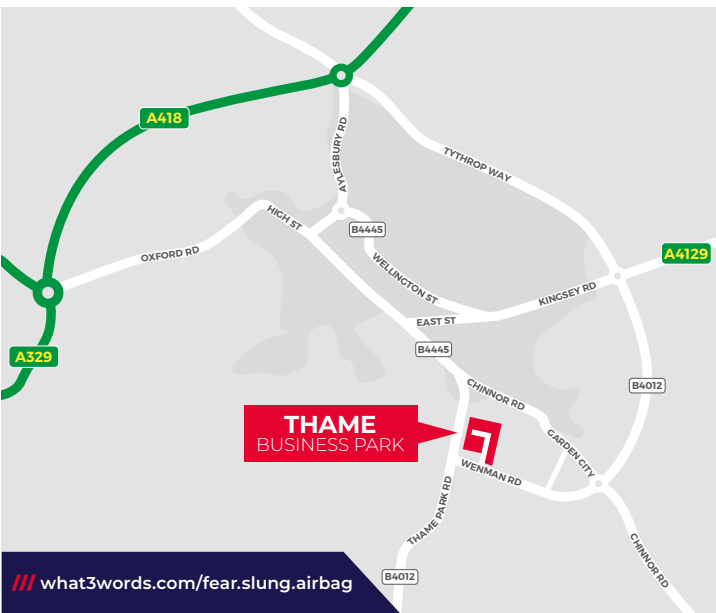
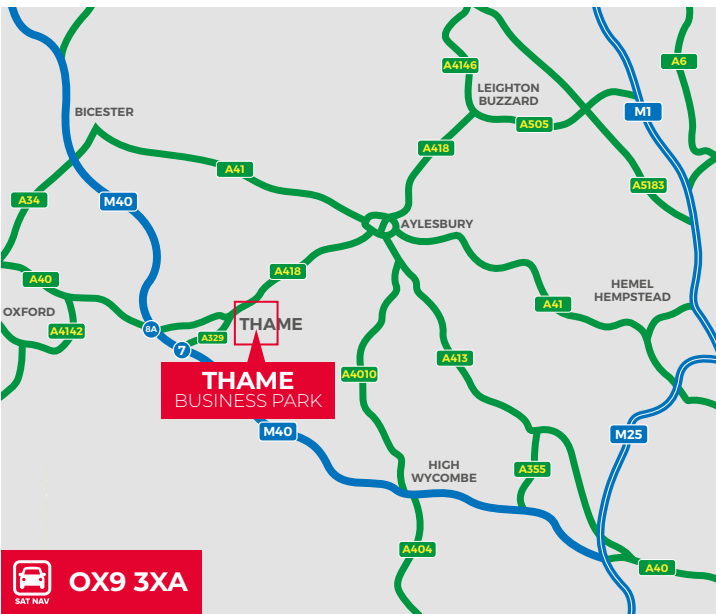
www.ipif.com/thame

SELF-CONTAINED OFFICE SUITES AVAILABLE

THAME BUSINESS PARK

WENMAN ROAD, THAME, OX9 3XA





LOCATION

Thame Business Park is located on the B4102 (Wenman Road). The Park is a mixed development of office, business and industrial / warehouse units totalling 120,000 sq ft and lies between J6 & J7 of the M40 connecting to London and Birmingham. Oxford is approximately 12 miles to the West and Aylesbury is approximately 10 miles to the East. Thame is served by Chiltern Railway at Haddenham & Thame Parkway with direct services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The properties are comprised of self-contained, semi-detached office suites and business units in a prominent location towards the entrance of the estate, currently arranged to provide private office accommodation and a reception area.

SPECIFICATION

- Double-door access
- 3 phase power supply
- Suspended ceilings with recessed lights
- Gas central heating
- 8 allocated parking spaces per unit
- Double glazing
- Reception areas

ACCOMMODATION

Available units comprise of the following gross internal areas (GIA):

	FT ²	M ²	EPC
UNIT 1A	1,847	171.6	C-57
UNIT 3	3,711	344.8	C-57
UNIT 4	3,620	336.3	C-59
UNIT 6	1,773	164.7	C-70

LEASE TERMS

The suites are available on a new full repairing and insuring lease.

BUSINESS RATES

Rateable Value on application.

SERVICE CHARGE

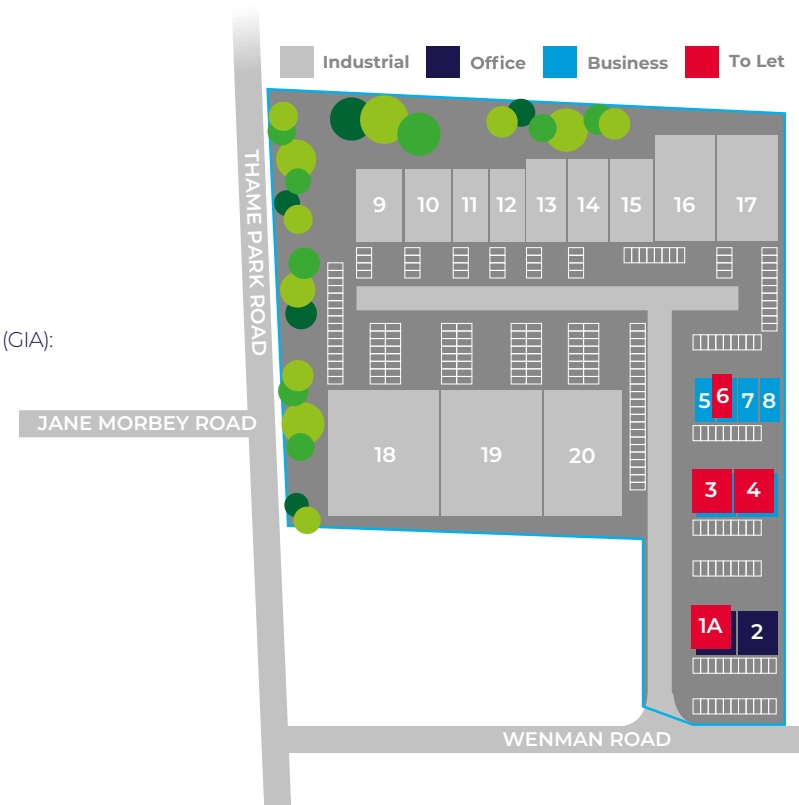
A service charge is levied for the upkeep and maintenance of the common areas within the building and on the estate. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord



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