

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

FIELDS

commercial property
land and new homes

To Let

Unit 3, Thame Park Business Centre, Wenman Road, Thame, OX9 3XA



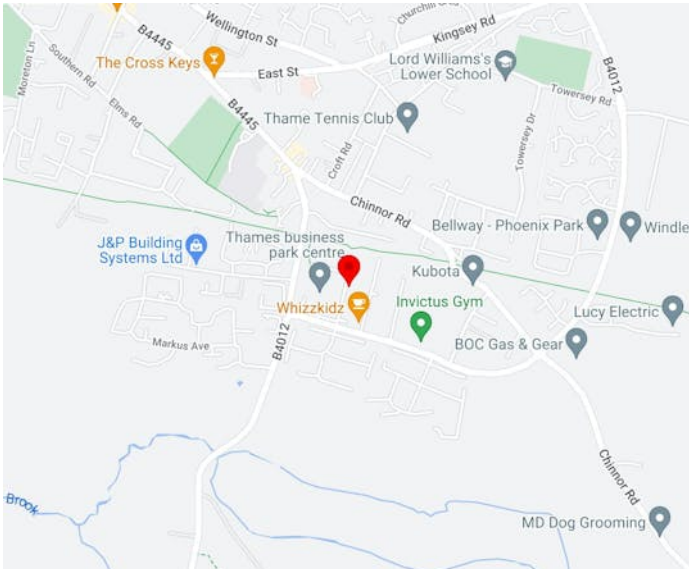
Excellent Modern Office Space 3,711 Sq Ft Available With Good Parking Provisions.

Size: 3,711 Sq Ft
Rent: £51,950 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:

- Well specified modern offices approx 3,711 Sq ft
- 16 allocated parking spaces
- Gas central heating
- Convenient location

EPC - C (57)

Location

The Park is ideally located on the eastern side of the town with easy access to the M40 motorway at junction 6.

Description

Well specified modern offices 3,711 Sq ft NIA arranged over ground and first floors.

The refurbishment features suspended ceilings and recessed lights, gas-fired heating to radiators, floor ducting, double-glazing and carpets.

There are Toilets on each floor and a carpeted Reception area, providing access to both levels.

Car parking facilities are to both front and rear of the building.

Rates

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

Rateable value - £48,000 (2023 onwards)

Rates payable - £23,952

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 is available or the virtual freehold may be available subject to negotiation.

Rental: £51,590 per annum plus VAT

A service charge is payable.

Viewings

Viewing strictly by appointment via Fields.

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