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**FIELDS**

commercial property  
land and new homes

# To Let

**Suite 2, The Threshing Barn, North Weston, Thame, OX9 2HA**



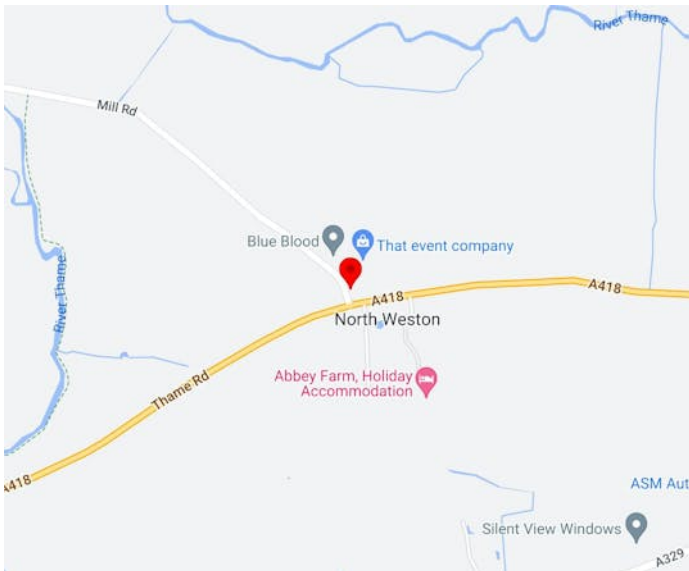
**Well-Specified Character Offices Approx. 1,503 Sq Ft With Ample Parking Located Adjacent To The A418 Near Thame.**

**Size: 1,503 Sq Ft**  
**Rent: £23,750 Per Annum**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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### Features:

- Attractive building with large office spaces and private meeting rooms
- Period features
- Excellent accessibility for Thame and the M40 Junctions 7 & 8
- Good parking provisions

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Location

The offices are extremely well-located at North Weston, close to the junction with the A418 and Mill Road, approximately 1 mile from Thame and 4 miles from the M40 motorway junctions 7 and 8.

### Description

Attractive character barn-style building. Accommodation of approximately 1,503 Sq ft arranged over ground and first floor with large open office spaces and private meeting rooms.

There is gas central heating, Male and female W/C's, kitchen and lobby area with the use of 6 designated parking spaces, there is also overflow parking provisions with 24/7 access.

### Rates

The properties fall within the rating area of South Oxfordshire District Council.

Rateable value: £28,000 per annum.  
Rates payable: £13,972 per annum

Split between Suite 1 and 2, approx. £550 pcm.

### Terms

Rental: £23,750 + VAT per annum

Service charge: £2,400 per annum, charged £600 quarterly

### Viewing

Strictly by appointment with the agent.



