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**FIELDS**

commercial property  
land and new homes

# To Let

Unit 6 Thame Park Business Centre, Wenman Road, Thame, OX9 3XA



**A Refurbished Mid-Terrace Office, Available Floor By Floor, With Parking**

**Size: 1,773 Sq Ft**  
**Rent: £25,708.50 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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## Location

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

## Description

Both the ground and first floor are fitted as offices which are available floor by floor.

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.

## Features:

- Approx. 1,773 sq. ft
- Offices on Ground and First Floors
- Parking Spaces Available
- Gas central heating
- Convenient location

## Rates

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

Rateable value - £13,750

Rates payable - £6,930 (2019-2020)

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.

Rental: £25,708.50 per annum plus VAT

A service charge is payable.

## Viewing

Strictly by appointment with the agent.

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