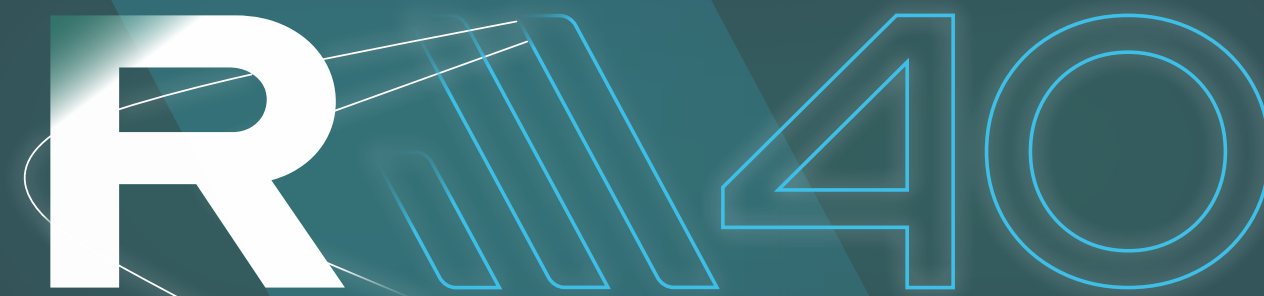


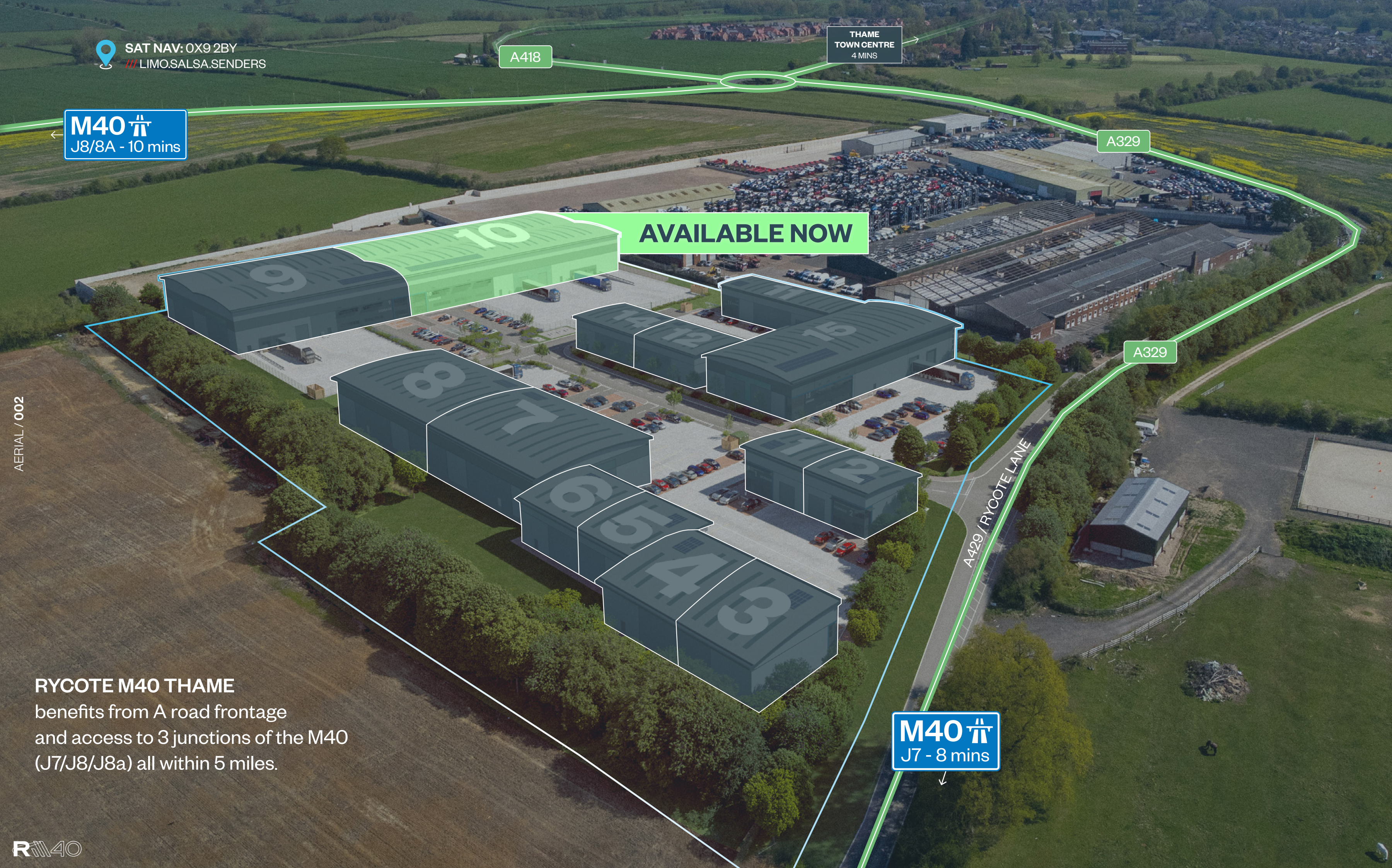
TO LET - UNIT 10
AVAILABLE NOW



RYCOTE M40

THAME | OXFORDSHIRE | OX9 2BY

A BRAND NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT
UNIT 10 TO LET **51,399 SQ FT (4,775.12 SQ M)**



RYCOTE M40 THAME
 benefits from A road frontage
 and access to 3 junctions of the M40
 (J7/J8/J8a) all within 5 miles.

SPECIFICATION

- 50m**
Yard Depth
- 3 Dock**
Level Doors
- 2 Level**
Access Doors
- Allocated**
Unit Car Parking
- 50 kn/m²**
Floor Loading
- 401 KVA**
3 Phase Power Supply

GREEN CREDENTIALS

- BREEAM[®]**
Excellent
- On Site**
Cycle Parking
- EV**
Charging
- PV**
On All Units
- EPC RATING**
A

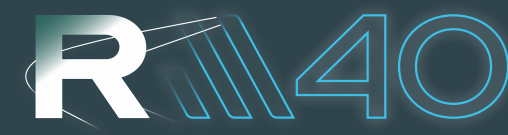
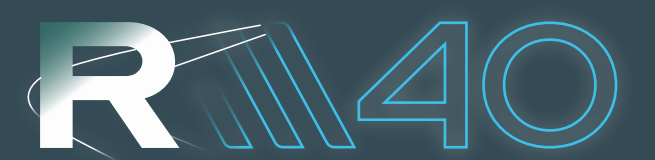
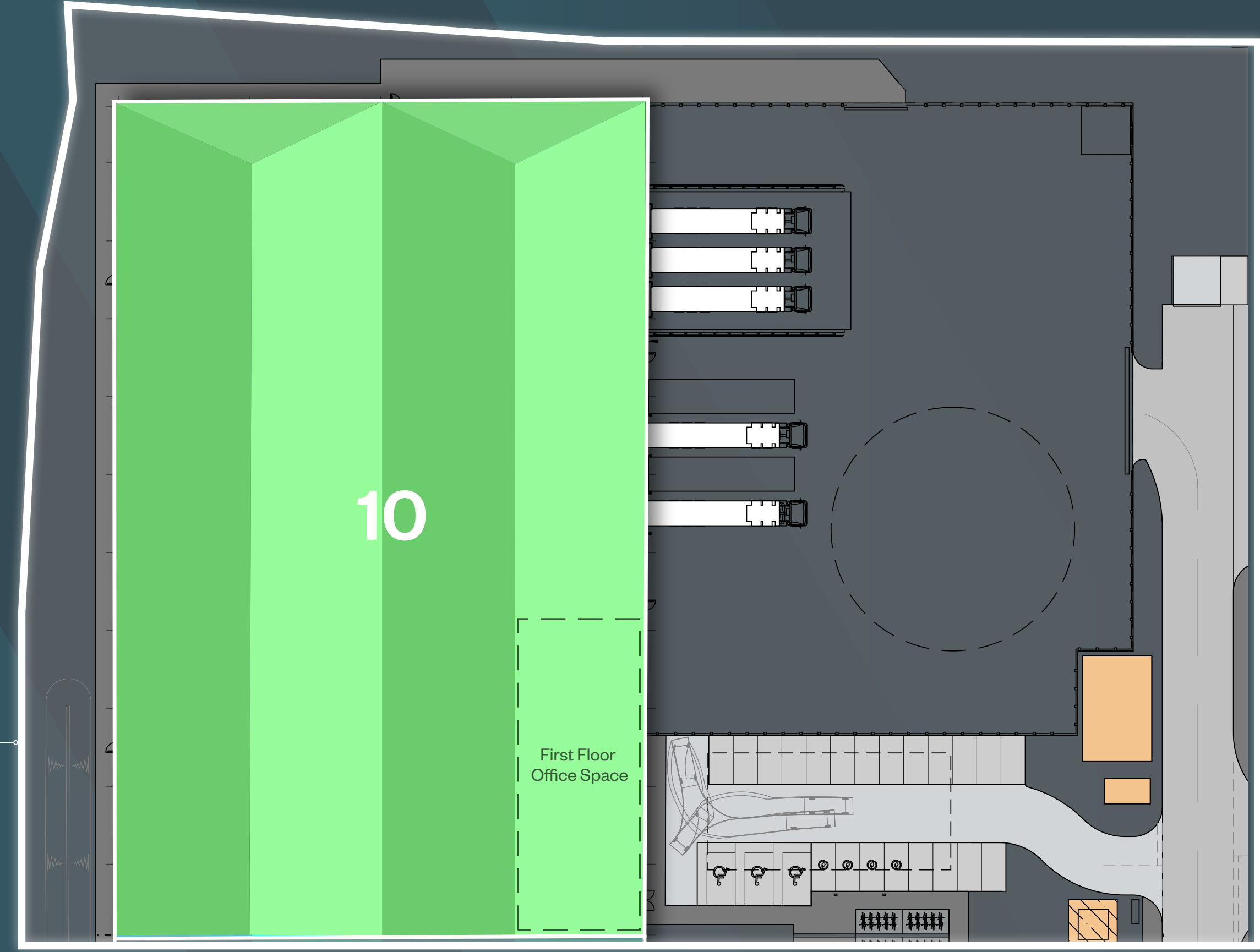


AERIAL / 002

SPECIFICATION / 003

HIGH QUALITY SPECIFICATION

UNIT 10	51,399 SQ FT (4,775.12 SQ M)
Level Access Loading Doors	2
Dock Level Doors	3
Car Parking Spaces	24
EV Charging Points	4
Power	401 kVa
Yard (Self-Contained, Fenced and Powered Sliding Gate)	50m
Eaves Height	12m
Grade A Office	2,210 SQ FT
PV Generation	62.4 kWp
Pallet Capacity	6,982



ROAD CONNECTIONS

	DISTANCE	TIME
M40 (J7)	3 miles	8 mins
M40 (J8/8A)	5 miles	10 mins
Aylesbury	11 miles	20 mins
Oxford	13 miles	40 mins
High Wycombe	20 miles	45 mins
London	50 miles	1 hr
Birmingham	82 miles	1 hr 15 mins

AIRPORTS

	DISTANCE	TIME
Oxford Airport	18 miles	28 mins
Heathrow Airport	37 miles	50 mins

RAIL CONNECTIONS

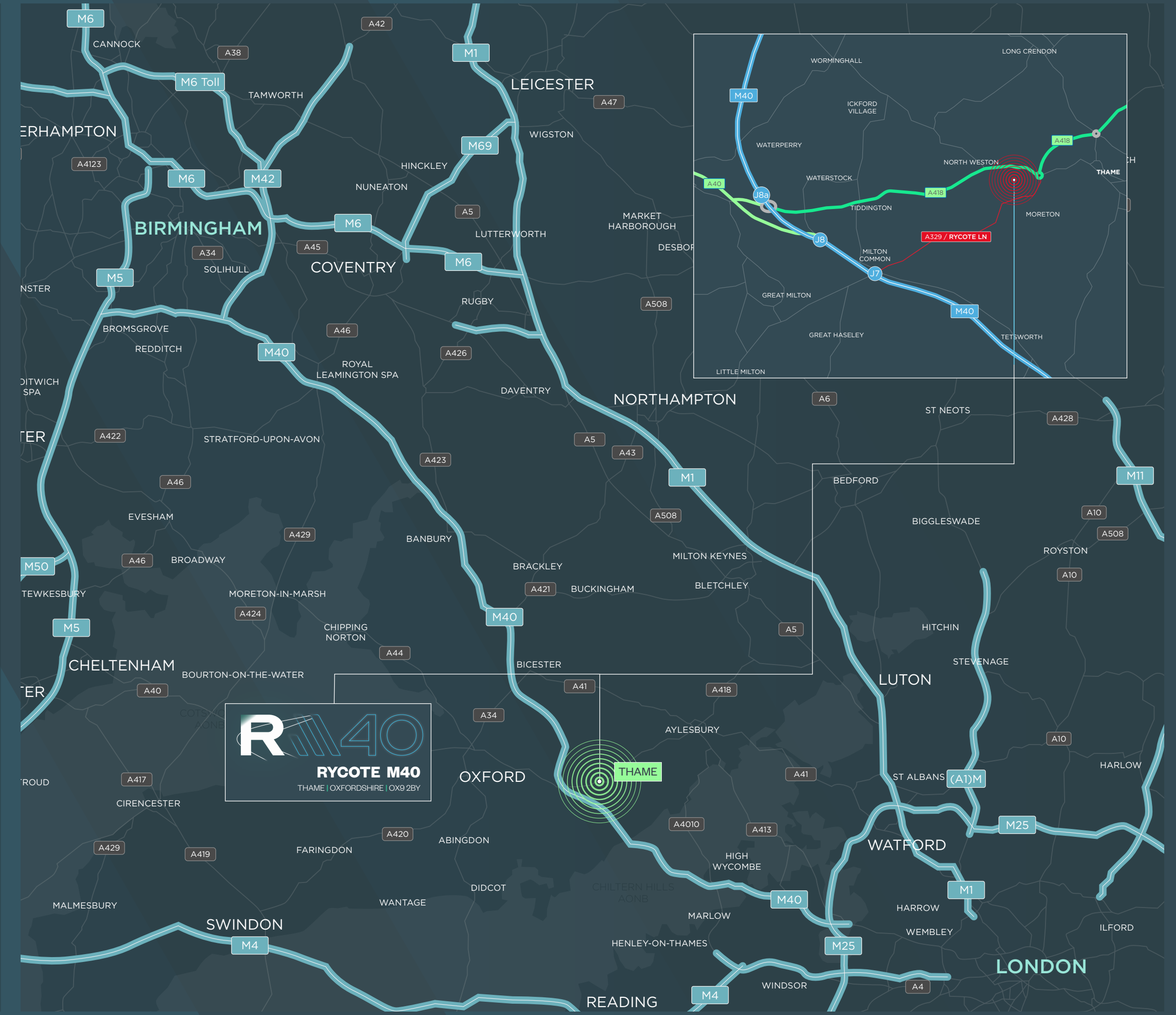
From Haddenham & Thame Parkway (3.4 miles)	JOURNEY
Oxford	28 mins
London Marylebone	35 mins
Birmingham Moor Street	67 mins

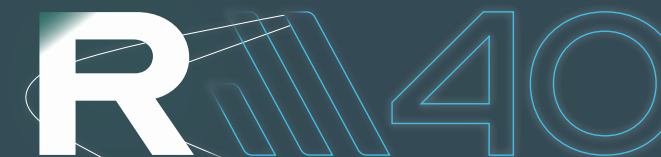
CYCLE ROUTES

	DISTANCE	TIME
Phoenix Trail access point	3 miles	5 mins

Providing routes to Thame, Princes Risborough and Aston Sandford

SAT NAV: OX9 2BY
LIMO.SALSA.SENDERS





RYCOTE M40

THAME | OXFORDSHIRE | OX9 2BY



HENRY WATSON

07951 267 446
henry.watson@m1agency.co.uk

JAN LOSCH

07870 555 851
jan.losch@savills.com

SOPHIE CORDERY

07825 380 457
sophie.cordery@m1agency.co.uk

CHARLES ROWTON-LEE

07885 185 230
crlee@savills.com

JONJO LYLES

07388 488 252
jonjo.lyles@m1agency.co.uk



A development by W Lamb Developments and Blakelands in partnership with Westhall Estates

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