



Thame Park Business Centre

Thame, OX9 3XA

OFFICE UNITS TO LET

1,851 to 7,331 sq ft
(171.96 to 681.07 sq m)

- Two storey terraced units
- Suspended ceilings with recessed lights
- Gas fired heating to radiators
- Double glazing
- 3 phase power
- WCs and kitchen
- Parking available for each unit

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Summary

Available Size	1,851 to 7,331 sq ft
Rent	£14.50 per sq ft
Rates Payable	£6 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The properties comprise terraced business units of steel portal construction under pitched tiled roofs. Internally the accommodation provides fully fitted office space at both ground and first floor levels. All units are fitted as offices, with suspended ceilings and recessed lights, gas-fired heating to radiators, floor ducting, double-glazing and carpets. WC facilities, kitchen and reception area.

Unit 1 - first floor office suite available - 7 parking spaces

Unit 3 - two storey self contained office building - available as a whole - 17 spaces

Unit 4 - two storey office building although ground floor could be used for light industrial/manufacturing use, or possibly a trade counter with storage and offices. 16 parking spaces

Unit 6 - Two storey offices which have been refurbished - 6 parking spaces

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

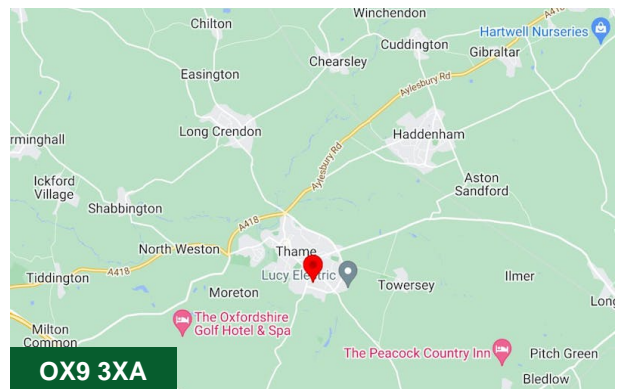
Location

Thame Park Business Centre is ideally located on the eastern side of Thame being approximately 4 miles from the M40 (junctions 6 and 7) providing fast and easy access to Oxford Birmingham to the north west and High Wycombe the M25 and central London to the south east. In addition nearby Thame and Haddenham Parkway has a direct train service to London Marylebone and Birmingham Snow Hill. The international airports of Luton and Heathrow are very accessible being 35 and 40 miles distant respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service Charge	Availability
1st - First floor offices Unit 1	1,851	£14.50 per sq ft	On application	£2,902 /annum	Available
Unit - Office Unit 3	3,711	£14.50 per sq ft	On application	£2,694 /annum	Available
Unit - Office Unit 4	3,620	£14.50 per sq ft	£6.82 /sq ft	£2,694 /annum	Available
Unit - Office Unit 6	1,773	£14.50 per sq ft	£3.87 /sq ft	£1,255 /annum	Available
Total	10,955				



Viewing & Further Information



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Neave DaSilva

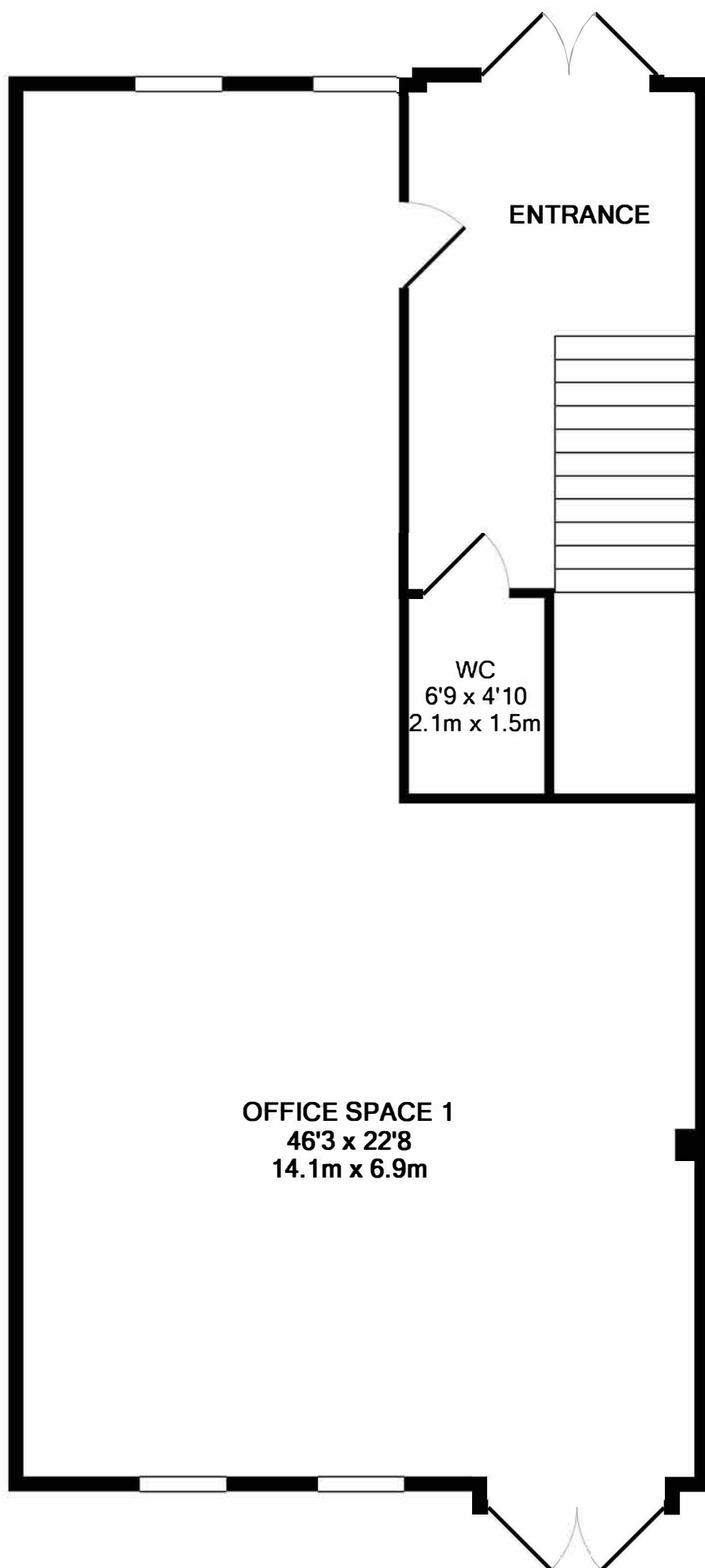
01494 446612 | 07827 908926

nds@chandlergarvey.com

Nick Johnson (Fields Commercial)

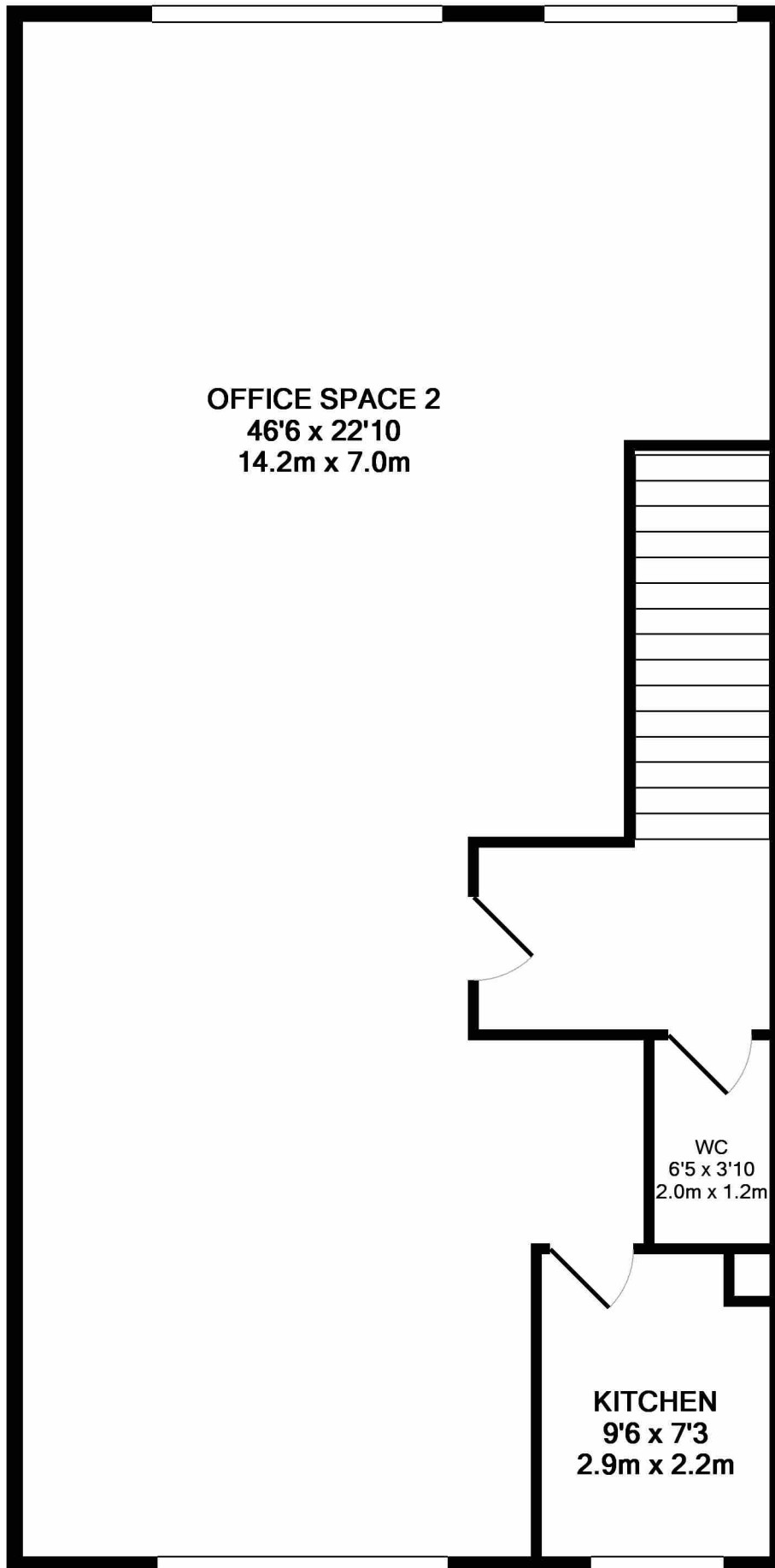
01844 261 121 | 07857 823 188

UNIT 6 - Ground



TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.8 SQ.M.)

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