



## First Floor Offices

2D Station Yard, Thame, OX9 3UH

### FIRST FLOOR HIGH QUALITY FURNISHED OFFICES

**1,148 sq ft**  
(106.65 sq m)

- Fully fitted open plan offices with 12 sit/stand desks and 4 static desks
- 8 person meeting room with TV and whiteboard
- Air conditioning, Electric heaters, LED lighting and fully carpeted
- Break out areas with soft seating and lockers, plus open plan kitchen
- 6 car parking spaces

# First Floor Offices, 2D Station Yard, Thame, OX9 3UH

## Summary

<b>Available Size</b>	1,148 sq ft
<b>Rent</b>	£17,000 per annum Plus Service Charge
<b>Rates Payable</b>	£4,990 per annum Qualifies for Small Business Rates Relief
<b>Rateable Value</b>	£10,000
<b>Service Charge</b>	£11,500 per annum Includes broadband, waste, water rates, fire safety and common cleaning
<b>VAT</b>	Applicable. VAT is payable on the rent
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	C (66)

## Description

The property comprises first floor office accommodation overlooking the Phoenix Trail to the rear. The offices are fully fitted with 12 sit/stand desks, 4 further static desk and there is an 8 person meeting room with TV. Fully carpeted, LED lighting, wall mounted sockets and data points, electric radiators, air conditioning, fully carpeted. Excellent breakout area with soft seating and lockers. 6 Car parking spaces. There is service charge in addition to the rent which includes electricity & water charges, cleaning, broadband and support, refuse collection, fire safety and door entry system. Rates will be payable by the tenant, although small business rates relief could be applicable. All costs plus VAT.

A new lease is available direct from the landlord. The office is ready to occupy, no fit out or furniture required, simple inclusive rent.

## Location

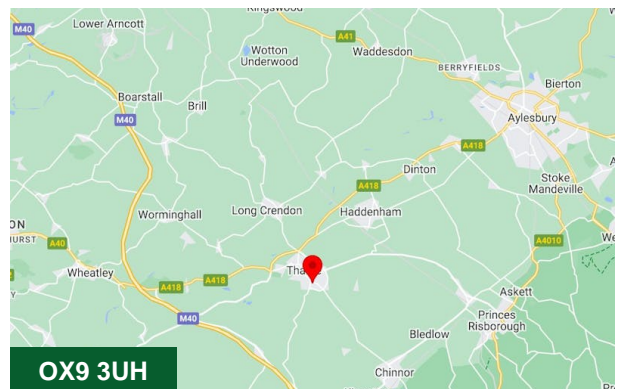
The property is located in the old station goods yard, with access from Thame Park Road, less than a mile from the town centre. Wenman Road is close by with access to other industrial areas in Thame. Thame is a large market town approximately 9 miles to the east of Oxford city centre and 7 miles south west of Aylesbury town centre with a town population of 13,000.

## Terms

A new lease to be granted direct from the landlord on Terms to be agreed.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



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