

Tel: **01844 261121**
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FIELDS

commercial property
land and new homes

To Let

Unit 12, North Weston Business Centre, Thame, OX9 2HA



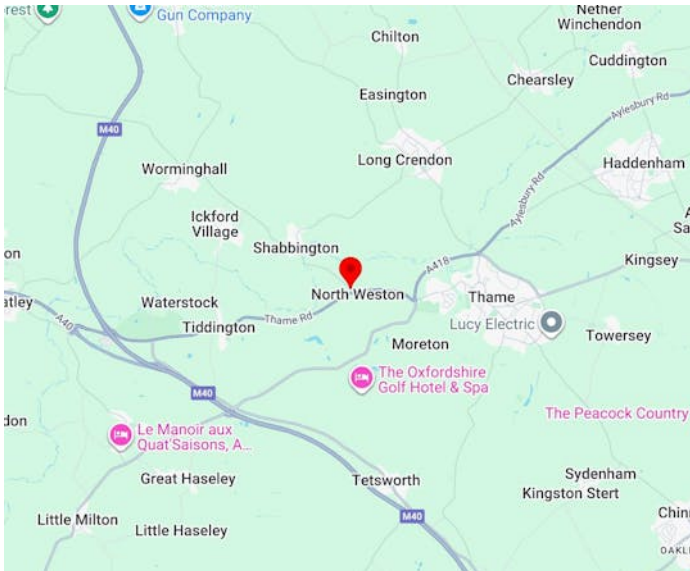
**A Newly Converted Light Industrial / Storage Unit 5,344 Sq Ft,
Excellent Location Adjacent To The A418 Near Thame.**

**Size: 2,010 - 5,344 Sq Ft
Rent: Rent On Application**

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

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Features:

- Newley converted warehouse unit of approx. 5,344 Sq ft
- May split with options for 2,010 Sq ft and 3,334 Sq ft
- Light, power, new power floated floor, 24/7 access and CCTV
- Excellent accessibility for distribution via A418 connecting with the M40 Junctions 7 and 8

EPC - EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Location

The unit is 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

The unit comprises of a concrete frame building, fully clad with new downsheets panels to elevations.

Total unit area 5,344 Sq ft GIA, may split providing units of 2,010 Sq ft and 3,334 Sq ft. There is scope to include the adjoining brick barn 1,420 Sq ft for additional space / offices when converted.

The unit has 3-3.5m eaves, light, power, electric roller shutter door and personnel door, ceiling light panels and newly laid power floated concrete floor.

Excellent parking.

24/7 access and CCTV in the Yard.

Available February 26.

Rates

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

Rateable value: To be assessed

Rates payable: To be assessed

Terms

RENT: Rent on application

Service charge £500 per annum per unit.

First photo is library version of another unit showing proposed external finish.

Viewings

Strictly by appointment with Fields.

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