

UNITS TO LET

789 to 3,517 SQ FT



ALLOCATED
PARKING SPACES



EXCELLENT ACCESS
TO THE M40



THREE PHASE
POWER SUPPLY



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OFFICE / BUSINESS UNITS TO LET

THAME PARK BUSINESS CENTRE
WENMAN ROAD, THAME, OX9 3XA

IPIF



LOCATION

The properties are located on the Thame Park Business Centre on the B4102 (Wenman Road). The Park is a mixed development of office, business and industrial/warehouse units totalling 120,000 sq ft and lies between J6 & J7 of the M40 connecting to London and Birmingham. Oxford is approximately 12 miles to the West and Aylesbury is approximately 10 miles to the East. Thame is served by Chiltern Railway at Haddenham & Thame Parkway with direct services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The properties comprise mid-terrace business units of steel portal construction under pitched tiled roofs. Internally the accommodation provides fully fitted office space at both ground and first floor level.

SPECIFICATION

- Double-door access to the rear
- 3 phase power supply
- Gas central heating to offices
- 8 allocated parking spaces per unit
- Double glazing

ACCOMMODATION

Units 6 and 7 provide the following gross internal floor areas. Unit 6 available floor by floor.

UNIT 6	FT ²	M ²	EPC
Ground Floor	928	86.2	
First Floor	845	78.5	C-70
TOTAL	1,773	164.7	

UNIT 7	FT ²	M ²	EPC
Ground Floor	789	73.2	
First Floor	955	88.7	C-57
TOTAL	1,744	162	

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Rateable Value (2017) £13,750.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

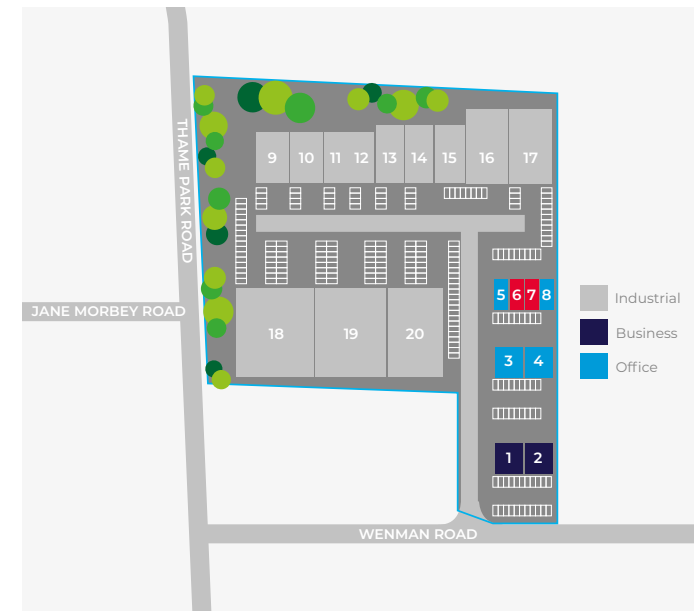
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the Landlord



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