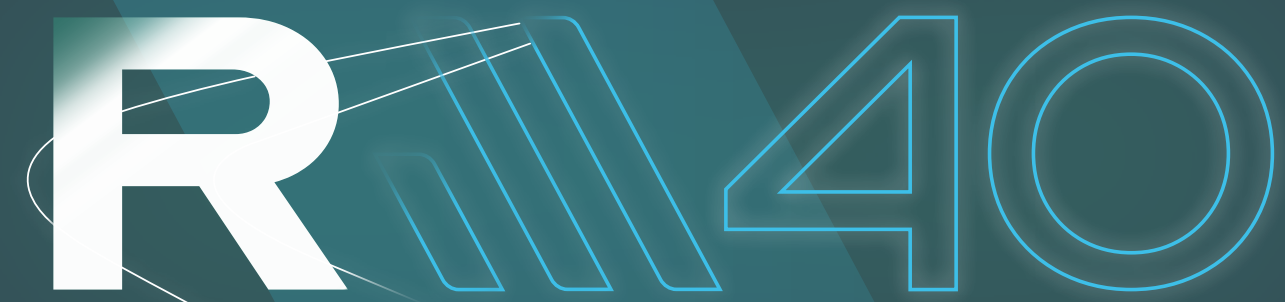




RYCOTE M40

THAME | OXFORDSHIRE | OX9 2BY

A MODERN INDUSTRIAL / WAREHOUSE DEVELOPMENT (BUILT IN 2023)

UNITS TO LET FROM **3,232 SQ FT - 13,069 SQ FT**

DELIVERING A **RANGE OF UNIT SIZES** WITH
FLEXIBILITY AND **SUSTAINABILITY AT ITS CORE**



Modern (Built in 2023)
Warehouse Construction



Allocated
Unit Car Parking



A Range
of Unit Sizes



50 kn/m²
Floor Loading



1.6 MVA
3 Phase Power Supply



UNIT 15 - EXTERIOR

SAT NAV: OX9 2BY
/// LIMO.SALSA.SENDERS

A418

THAME
TOWN CENTRE
4 MINS

M40
J8/8A - 10 mins

A329

A329

AVAILABLE NOW

UNIT 1, 4, 5 & 7

3,232 SQ FT -
13,069 SQ FT

RYCOTE M40 THAME

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

M40
J7 - 8 mins

A429 / RYCOTE LANE

AERIAL / 003

HIGH QUALITY SPECIFICATION

UNITS 1-6

Level Access Loading Doors	1
Car Parking Spaces	1:560 sq ft
EV Charging Points	1
Power	3-phase
Yard (Shared Service Area)	25m depth
Eaves Height	7m

UNITS 7-8 Grade A Offices

Level Access Loading Doors	2
Car Parking Spaces	1:485 sq ft
EV Charging Points	2
Power	138-139 kVa
Yard (Shared Service Area)	28m depth
Eaves Height	10m

UNIT 9 Grade A Office

Level Access Loading Doors	1
Dock Level Doors	2
Car Parking Spaces	15
EV Charging Points	4
Power	271 kVa
Yard (Self-Contained and Fenced)	50m
Eaves Height	12m

UNIT 10 Grade A Office

Level Access Loading Doors	2
Dock Level Doors	3
Car Parking Spaces	24
EV Charging Points	4
Power	401 kVa
Yard (Self-Contained and Fenced)	50m
Eaves Height	12m

UNIT 11

Level Access Loading Doors	1
Car Parking Spaces	1:588 sq ft
EV Charging Points	2
Power	51 kVa
Yard (Shared Service Area)	35m
Eaves Height	8m

UNITS 12-14

Level Access Loading Doors	1
Car Parking Spaces	1:588 sq ft
EV Charging Points	1
Power	45 kVa
Yard (Shared Service Area)	35m
Eaves Height	8m

UNIT 15 Grade A Office

Level Access Loading Doors	2
Car Parking Spaces	40
EV Charging Points	2
Power	209 kVa
Yard (Shared Service Area)	30m
Eaves Height	10m



UNIT	SQ M (GIA)	SQ FT (GIA)	AVAILABILITY
Unit 1	300.26	3,232	AVAILABLE
Unit 2	298.68	3,215	Let
Unit 3	361.02	3,886	Let
Unit 4	368.45	3,966	AVAILABLE
Unit 5	316.24	3,404	AVAILABLE
Unit 6	320.05	3,445	Let
Unit 7	1,214.15	13,069	AVAILABLE

UNIT	SQ M (GIA)	SQ FT (GIA)	AVAILABILITY
Unit 8	1,233.47	13,277	Let
Unit 9	3,086.42	33,222	Let
Unit 10	4,775.12	51,399	Let
Unit 11	719.91	7,749	Let
Unit 12	507.62	5,464	Let
Unit 14	486.63	5,238	Let
Unit 15	2,093.29	22,532	Let

TOTAL 16,081.31 173,098



GREEN CREDENTIALS

BREEAM®

BREEAM
EXCELLENT



ON SITE
CYCLE PARKING



EV
CHARGING



PV
ON ALL UNITS



EPC RATING
A



LED
LIGHTING





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

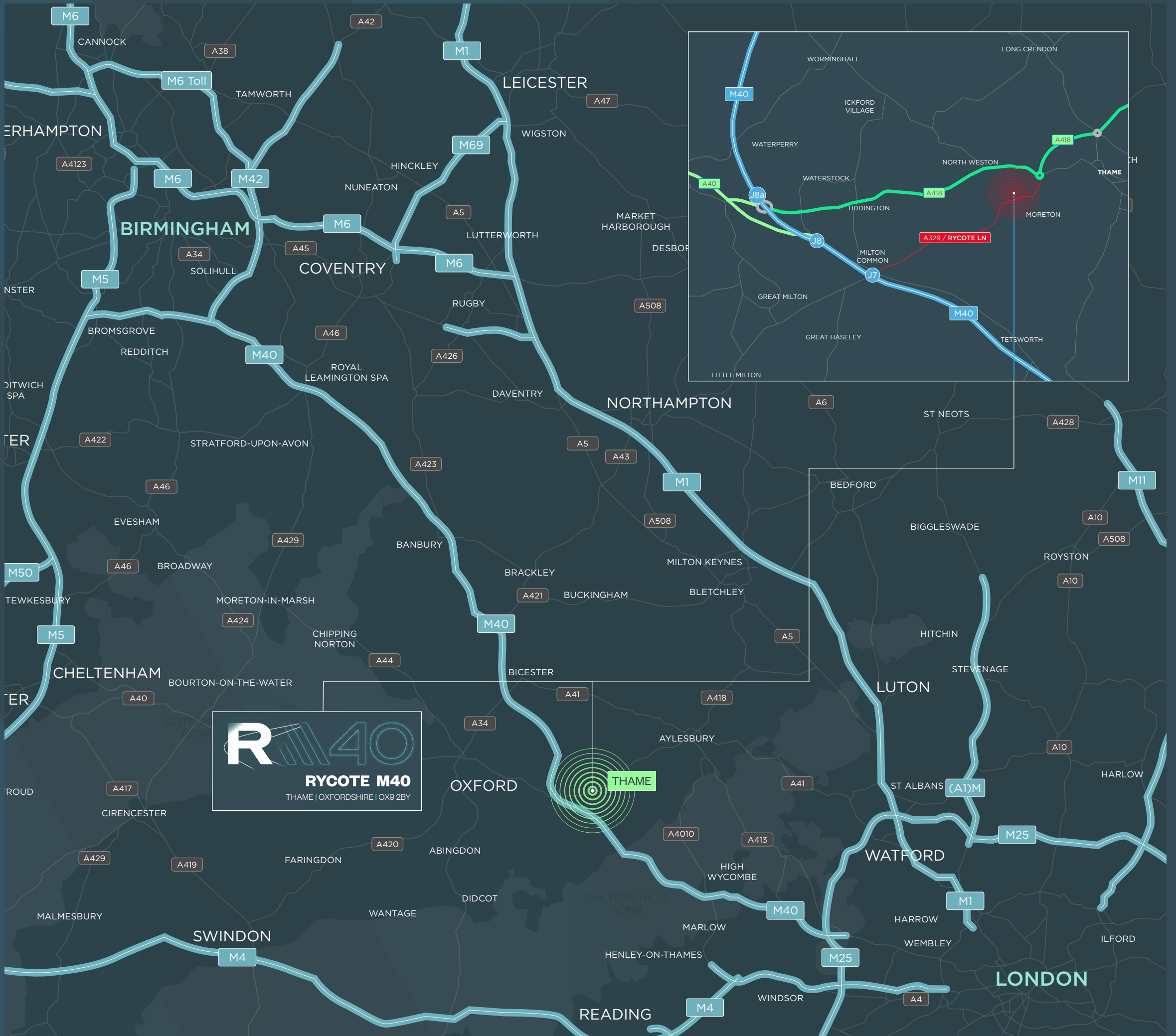
CYCLE ROUTES

	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







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

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

JOE SALISBURY
07809 399 946
joe.salisbury@m1agency.co.uk

JAN LOSCH
07870 555 851
jan.losch@savills.com

HENRY HARRISON
07779 402 649
henry.harrison@savills.com

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. October 2025.

Designed and created by  www.eighty.studio