

UNIT 4 JEFFERSON WAY

Thame, OX9 3SZ

TO LET

7,000 SQ FT
(650.31 sq m) GIA

Newly Constructed Industrial Unit

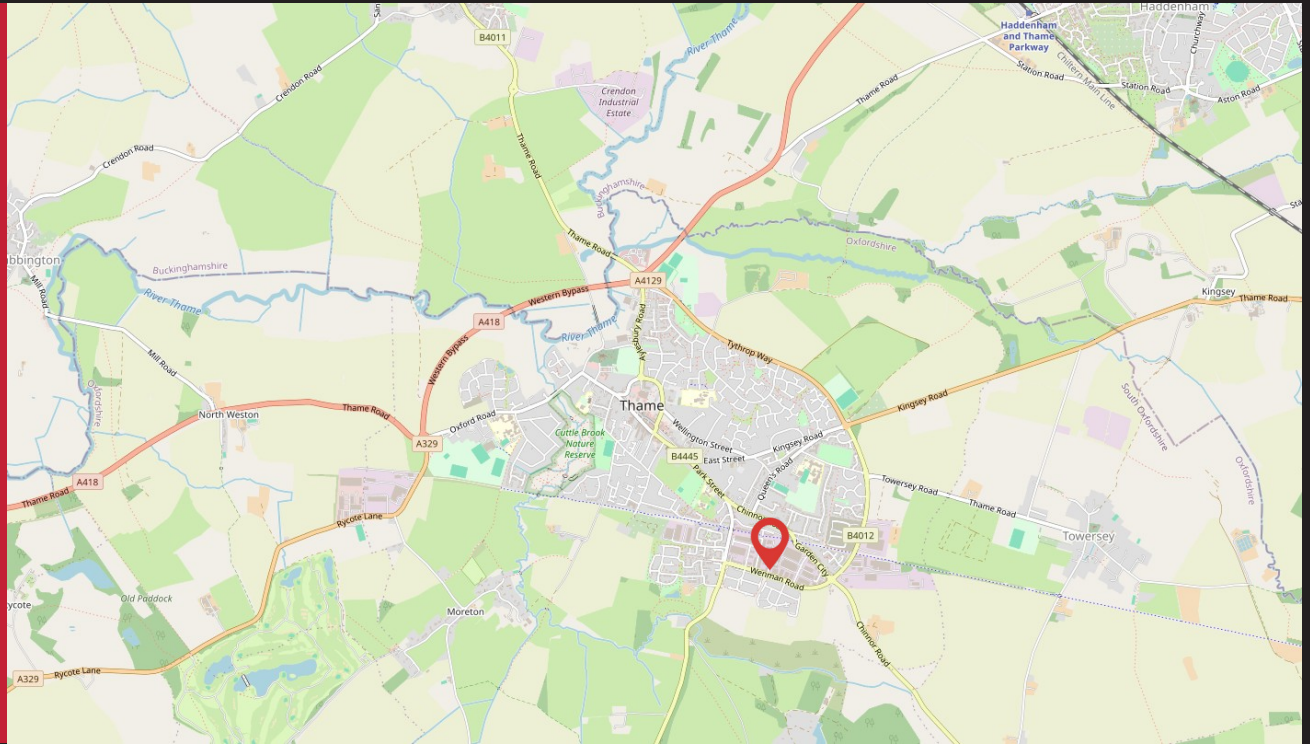


**Available
Immediately**

**Class E Use – Children's Nursery / Trade Counter / Gym / Retail
Opportunity on Prominent Ring Road Location**

FIELDS
COMMERCIAL

- Class E Use
- Scope for various uses within Class E
- Newly Constructed & Available Immediately
- Prominent Ring Road / Trade Counter Location
- 6m Eaves Height
- 3 Phase Power
- Roller Shutter Door
- 20 allocated parking spaces
- New Lease Available



Description

A newly constructed portal frame warehouse unit (on existing floor & frame) of approx. 7,000 sq ft GIA, of concrete portal frame construction with blockwork walls and insulated composite panels. The unit has a loading door, personnel doors, 6m eaves and a newly applied sealed concrete floor, with scope for a mezzanine floor if required.

The unit benefits from Class E use and is considered potentially suitable for Children's Nursery, Trade Counter, Gym or Retail use. It has 20 allocated parking spaces and 3 phase power.

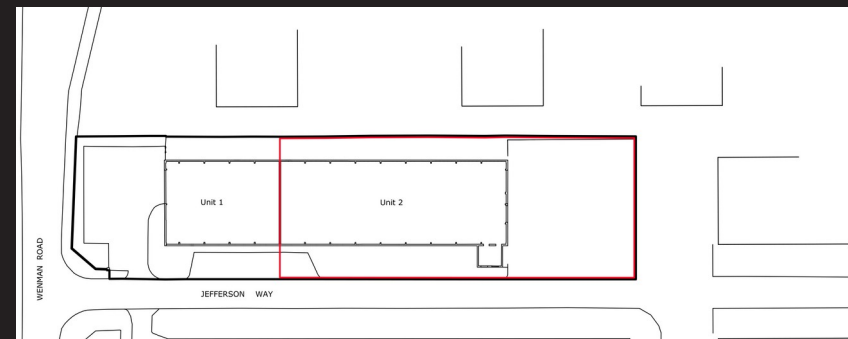
The unit adjoins Ottie & George Vets, is directly opposite Screwfix, and other occupiers close-by include Howdens, Tool Station, Grant & Stone, MKM Builders Merchants and Invictus Gym.

The unit is available immediately on a new lease.

Location

Jefferson Way is in a prominent location on the southern side of Thame's ring road. Located a short distance from the town centre and all its amenities and allowing easy access to Junctions 6 & 7 of the M40 Motorway only approx. 6 miles away.

Thame is a conveniently located approx. 3 miles from Haddenham and Thame Parkway, providing direct access to London Marylebone.



Plot edged red for identification purposes only. Not to scale.



Tenure

Available on a New Lease.

EPC

To be assessed.

Rent

Please contact Fields Commercial for quoting terms.

Service Charge

No fixed charge applicable, ad-hoc charge for essential repairs only.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Business Rates to be assessed.

Viewings

Viewings strictly by prior appointment via Fields Commercial.



FURTHER INFORMATION

For more information and full proposal please contact:

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