

# UNITS TO LET

4,602 to 9,215 SQ FT



ALLOCATED  
PARKING SPACES



UNITS TO BE  
FULLY REFURBISHED



THREE PHASE  
POWER SUPPLY



THAME PARK  
ROAD

B4012  
WENMAN RD

UNIT 13

UNIT 14

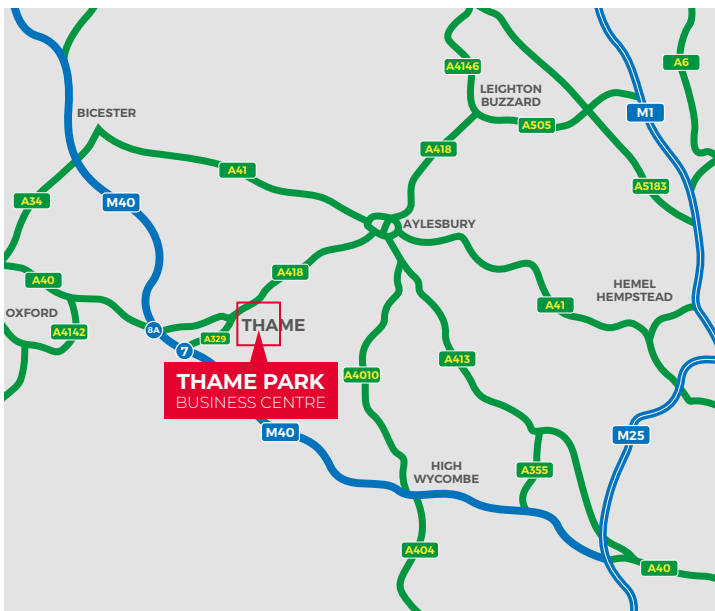
[www.ipif.com/thame](http://www.ipif.com/thame)

INDUSTRIAL / WAREHOUSE 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, industrial/warehouse and trade 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 industrial units are of steel portal frame construction with brick elevation under pitched and lined roofs. Internally the properties provide good open plan industrial/warehouse accommodation with two storey offices to the front.

## SPECIFICATION

- Electronically operated loading doors
- 3 phase power supply
- Eaves height approx 6.3m
- Gas central heating to offices
- 10 allocated parking spaces per unit

## ACCOMMODATION

Unit 13 and 14 provide the following gross internal floor areas.

UNIT 13	FT <sup>2</sup>	M <sup>2</sup>	EPC
Warehouse	3,656	339.7	
Offices	957	88.9	D-83
<b>TOTAL</b>	<b>4,613</b>	<b>428.6</b>	

UNIT 14	FT <sup>2</sup>	M <sup>2</sup>	EPC
Warehouse	3,647	338.8	
Offices	956	88.8	C-75
<b>TOTAL</b>	<b>4,602</b>	<b>427.6</b>	

## LEASE TERMS

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

## BUSINESS RATES

Available on request.

## SERVICE CHARGE

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

## LEGAL COSTS

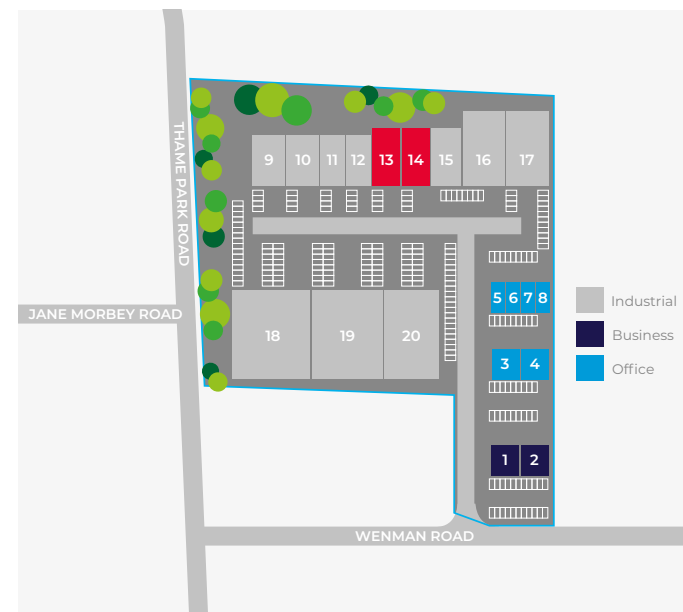
Each party will be responsible for their own legal costs incurred in this transaction.

## 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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