



RECEPTION

THE OLD GRAMMAR SCHOOL

Church Road | Thame | OX9 3AJ

FIELDS
COMMERCIAL

chartered surveyors

THE OLD GRAMMAR SCHOOL CHURCH ROAD | THAME | OX9 3AJ

**A Unique, High-Quality, Town Centre Office
Building Measuring Approximately 5,151 Sq Ft
GIA, 3,390 Sq Ft NIA.**

Prime Grade II* listed Office Building 5,151 Sq ft GIA,
3,390 Sq Ft NIA approximately.

Ideal Headquarters Office Building

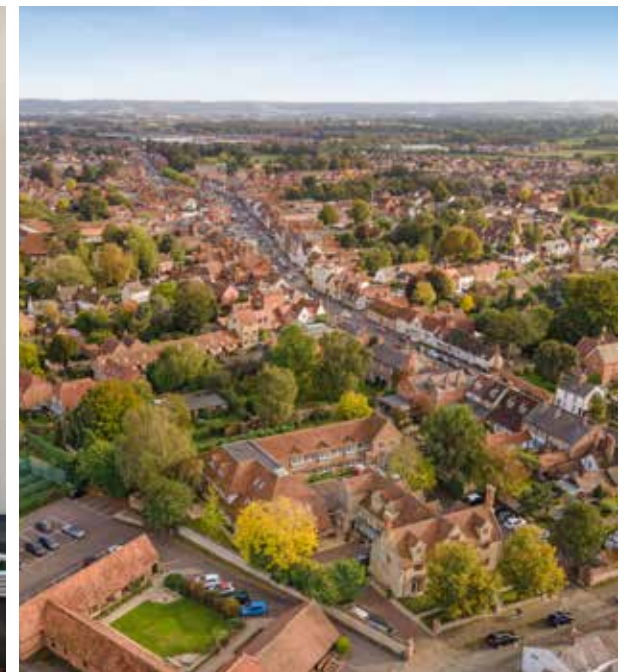
High-quality fit-out including air conditioning

Mix of open plan and private offices

Close to town centre

To Let

Rent: On Application





Location

The property is located off High Street within the Conservation Area. Thame is a historic market town, around 13 miles east of the city of Oxford and 10 miles southwest of the Buckinghamshire town of Aylesbury. With easy access to London via Chiltern railways (Marylebone 41 minutes) and close to the M40 junctions 6 & 7.

Description

The property comprises the stone-built former Lord Williams Grammar School dating from 1569 with accommodation arranged over three floors, and a mix of open-plan Offices and smaller Meeting Rooms.

The property is well set back from the road with lawned frontage, and attractive box borders and planting. There is vehicular access to the side of the building leading to a private car park with eight car spaces.

Ground floor: Reception Area plus spare room, a large Main Office with vaulted ceiling to the full-height of the building, and a Meeting Room. There is also a Kitchen and two WCs.

First floor: Offices and a Server Room.

Second floor: Accommodation comprises three Office suites, as well as a Meeting Room and two WCs.

Rates

The property lies within the rating area of SODC, according to which the rateable value is as follows:

Rateable value - £37,250

Rates payable - £18,289

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

The historic building is offered on a leasehold basis as follows:

Lease: A new lease on terms to be agreed

Rent: On application



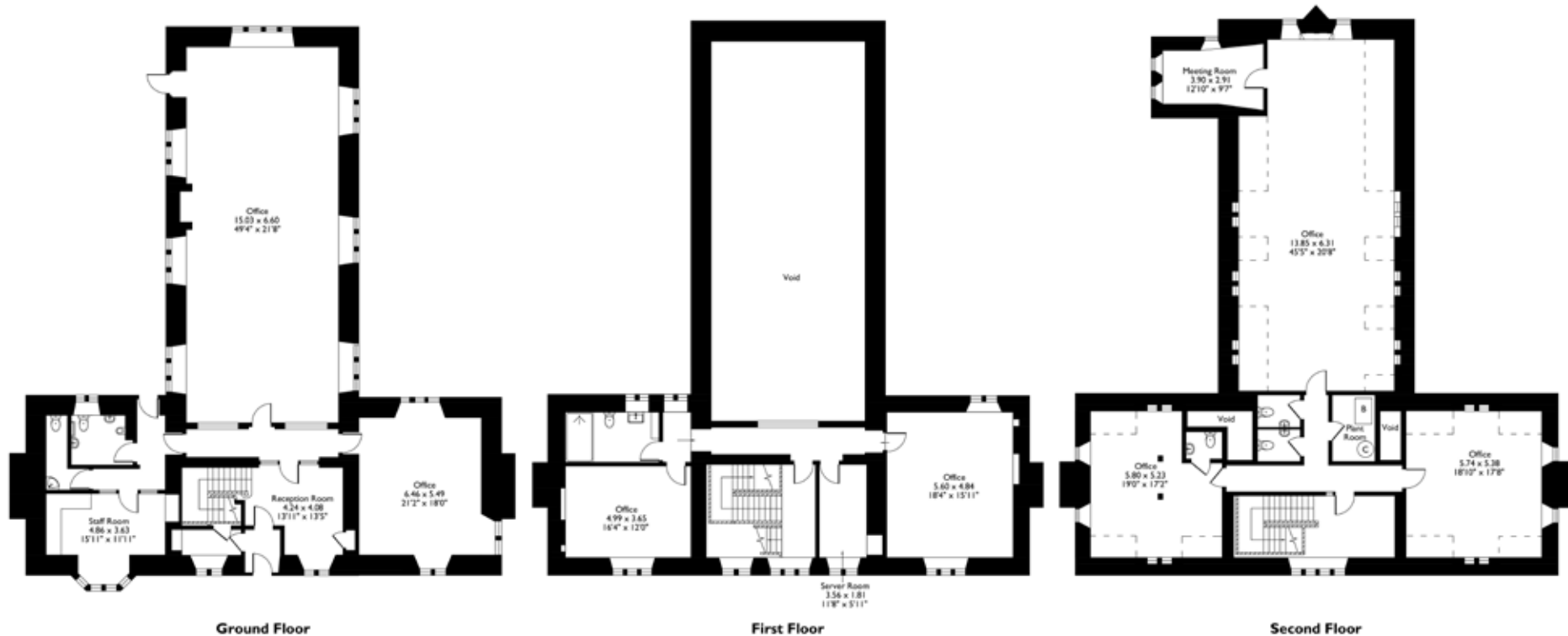


NOT TO SCALE

The Old Grammar School

Approximate Floor Area
Building 478.58 sq m - 5151 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC

The property is rated C.

VAT

The property is elected for VAT.

Local Authority

South Oxfordshire District Council.

Viewing

Strictly by appointment with the agent, Fields.



chartered surveyors

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