

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

**1st Floor Office Parkway House, 14 Haddenham Business Park,
Haddenham, HP17 8LJ**



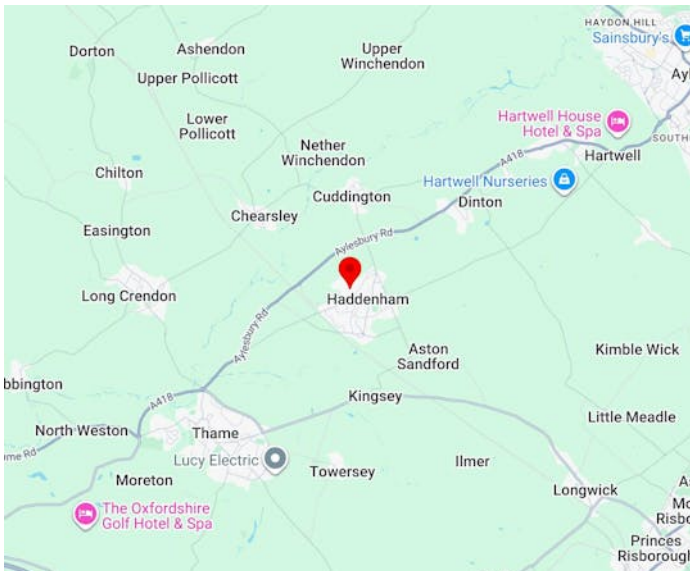
**Well Specified Self Contained 1st Floor Office, 4,240 Sq Ft NIA
Excellent Parking & Walking Distance To BR Station**

**Size: 4,240 Sq Ft
Rent: Rent On Application**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- High quality office the first floor 4,240 Sq ft NIA
- Open plan layout with meeting rooms and private offices.
- Warm air heating/ Cooling, Raised floors and suspended ceilings & modern kitchens & WC's
- Secure entrance and lobby

EPC - C (67)

Location

The property is located on the Haddenham Business Park, a five minute walk from Haddenham and Thame Parkway Station, with direct trains to London Marylebone (approx. 40 minutes). The property lies about two miles from Thame and 6.4 miles from Junction 7, and 8 miles from Junction 8 for the M40 motorway.

Description

Modern purpose built and well specified offices with excellent facilities and parking, within walking distance of the BR station.

The first floor has a mix of open-plan and private offices with a well-fitted kitchen. There is shared entrance lobby with intercom system for visitor access and W/C facilities.

First Floor: 4,240 Sq ft

Allocated parking is available as well as overflow parking immediately adjacent.

Rates

This property lies within the rating area of Aylesbury Vale and rateable values as follows:

Rateable Value: £44,750

Rates payable can be affected by transitional arrangements.

Terms

A new lease is available on either the whole building or on either floor.

RENT: ROA

Viewing

Strictly by appointment with the agent.

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