

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

FIELDS

commercial property
land and new homes

To Let

15 Wornal Park, Menmarsh Road, Worminghall, HP18 9PH



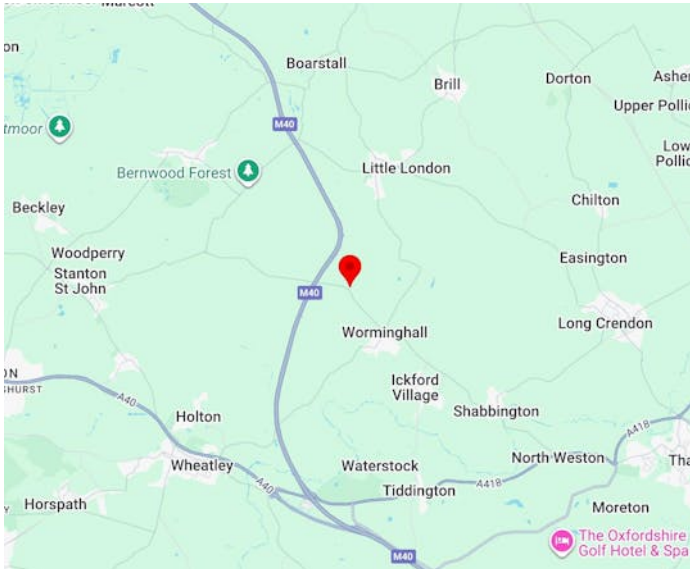
**A Well-Specified Industrial / Warehouse Unit 2,600 Sq Ft GIA,
Located On A Popular Business Park Between Oxford And Thame
With Good Parking.**

Size: 2,600 Sq Ft
Rent: Rent On Application

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

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Features:

- A well-specified industrial / warehouse unit of 2,600 Sq ft GIA
- Offices, Kitchen, male and female WCs and disabled WC 660 Sq ft
- Warehouse 1,940 Sq ft with 7m eaves, electric roller shutter door and 3-phase power
- 5 allocated spaces and attractive estate location

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

Wornal Park is located in an attractive semi-rural area, yet allowing easy access to Oxford and the M40 motorway at junction 8a, 5 miles distant. Oxford 9 miles, Thame 6 miles and Bicester 12 miles.

Description

A well-specified industrial / warehouse unit measuring approx. 2,600 Sq ft GIA.

The Warehouse measures approx. 1,940 Sq ft, has high-bay lighting, painted floor and 100 amp 3-phase power.

Amenities include office, kitchen, male and female WCs plus a disabled WC, approx. 660 Sq ft. The cold store is a tenant item and is to be removed.

Electric heating to the offices, as well as dado trunking, double-glazing and carpeting.

There are 5 allocated car spaces for this unit.

Rates

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

Rateable value - £18,500 (2023 onwards)

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

Terms

A new lease is available.

RENTAL: On application

Service Charge £1,508 per annum.

Viewings

Strictly by appointment via Fields.

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