

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

FIELDS

commercial property
land and new homes

To Let

4 Jefferson Way, Thame, OX9 3SZ



Newly completed

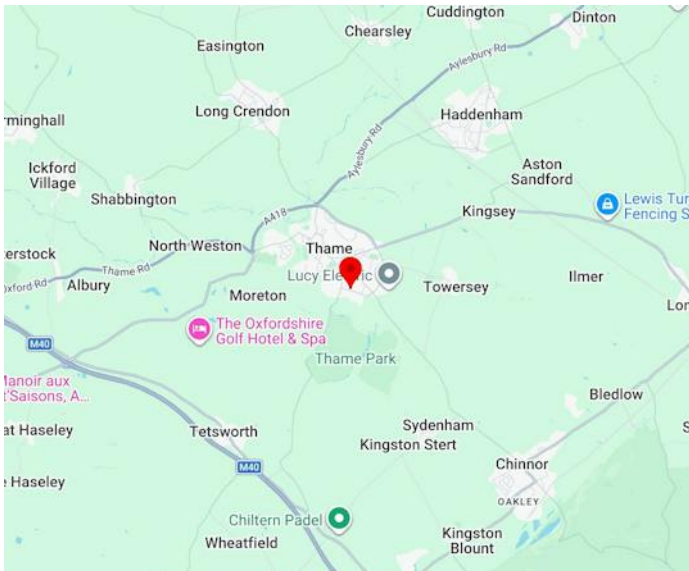
**Children's Nursery Class E / Trade Counter / Gym / Retail
Opportunity On Prominent Ring Road Location.**

Size: 7,000 Sq Ft
Rent: Rent On Application

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

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Features:

- Newly completed unit Approx. 7,000 Sq ft GIA
- Children's nursery Class E(g) use / Trade Counter / Gym uses considered
- Prominent ring road location
- Excellent parking
- Directly opposite Screwfix with Howdens, Tool Station, Grant & Stone close by

EPC - EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Prominent location on the ring road and the corner of Jefferson Way, on the southern side of Thame, a short distance away from the Town Centre and all its amenities, allowing easy access to Junction 6 of the M40 motorway only approx. 6 miles away.

Description

A newly constructed portal frame warehouse type unit of approx. 7,000 Sq ft GIA with insulated composite panels, loading door, personnel doors and 6m eaves, with scope for mezzanine floor if required.

The unit benefits from a Class E (g) children's Nursery use and is considered potentially suitable for Trade Counter, Gym or Retail use.

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

Rates

The development is located in South Oxfordshire rating authority.

Rateable value: To be assessed.

Rates payable: To be assessed.

Terms

A new lease is available.

RENT: POA

Viewings

Strictly by appointment with Fields.

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