



Unit C Howland Industrial Estate

Howland Road, Thame, OX9 3GQ

MODERN INDUSTRIAL UNIT

1,758 sq ft
(163.32 sq m)

- Disabled WC
- Part perimeter trunking
- Strip lighting
- 3 phase electrics
- First floor mezzanine
- 2 on-site car spaces
- Security system

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Summary

Available Size	1,758 sq ft
Rent	£19,338 per annum
Rates Payable	£4,990 per annum
Rateable Value	£10,000
VAT	Applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D (82)

Description

A modern industrial unit forming part of a scheme developed by Ravensbourne during 2006/2007. The building is constructed of steel portal frame with 995 sq ft on ground floor and 968 sq ft first floor mezzanine .

The property benefits from 3-phase electrics, security system and two on-site car spaces.

pictures were taken prior to current tenants occupation

Location

The property is located adjacent to the B4012 ring road with the Howland Road Business Park being a few minutes' drive from the town centre.

Thame is approximately 4 miles from the M40 (junctions 6 and 7) providing fast and easy access to Oxford Birmingham to the north west and High Wycombe the M25 and central London to the south east. In addition nearby Thame and Haddenham Parkway has a direct train service to London Marylebone and Birmingham Snow Hill.

The international airports of Luton and Heathrow are very accessible being 35 and 40 miles distant respectively.

Terms

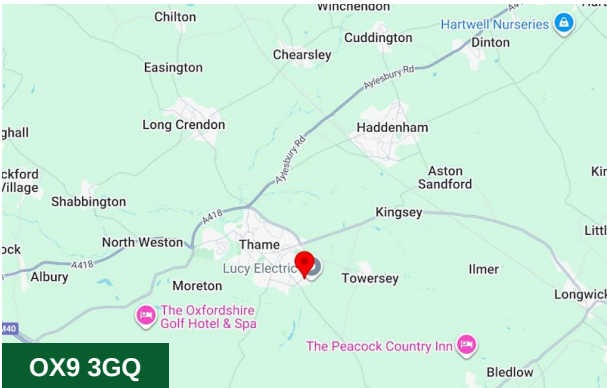
New lease to be agreed direct with the landlord

Money Laundering

Money Laundering Regulations require Chandler Garvey to conduct checks on all Tenants. Prospective tenants will need to provide proof of identity and residence.

Accommodation

Name	sq ft	sq m	Availability
Ground - floor warehouse	995	92.44	Available
Mezzanine - 1st floor mezzanine	968	89.93	Available
Total	1,963	182.37	



Viewing & Further Information



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