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**FIELDS**

commercial property  
land and new homes

# To Let

Ground Floor Office, C4 Station Yard, Thame, OX9 3UH



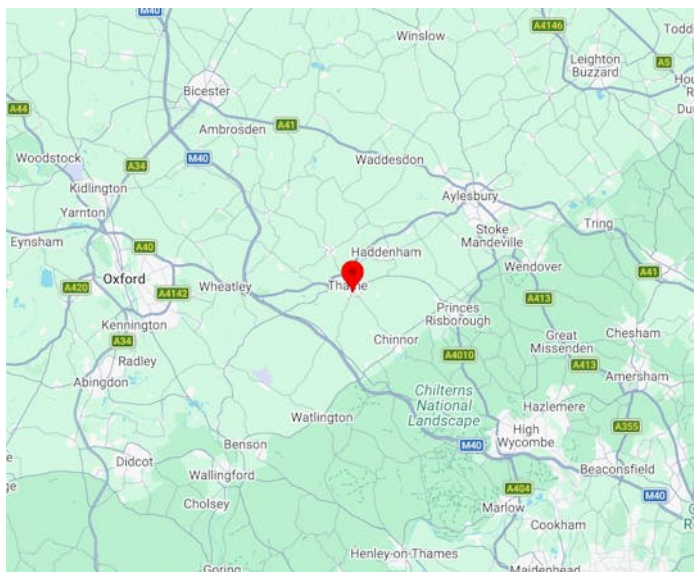
Well Finished Office / Showroom Available On A Popular Estate  
With Parking

Size: 797 Sq Ft  
Rent: £13,950 Per Annum

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

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- Ground Floor Office / Showroom
- Container also available for rent
- 2 allocated parking spaces
- Shared W/C and kitchenette

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

This office / showroom is located less than a mile from the town centre. Thame is well positioned with the M40 Motorway Junctions 6 and 7 approx. 6 miles away. Aylesbury is 10 miles, Oxford 14 miles and High Wycombe 18 miles.

This well presenting showroom / office is available from April 2026. The main office / showroom area is approximately 354 Sq ft with the remainder of the space ideal for storage / filling.

This space has the use of a shared W/C on the ground floor as well as another shared W/C and kitchenette on the first floor. There are gas radiators for heating and good lighting throughout.

There are 2 allocated parking spaces assigned to this space, as well as the option to rent a container on site for further storage space.

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

Rateable value - £9,600

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

A new lease is available.

Rent: £13,950 per annum ex. VAT

Utilities: £300 pcm ex. VAT

Container: £200 pcm ex. VAT

Strictly by appointment with the agent.



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