

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

FIELDS

commercial property
land and new homes

To Let

Suite 3, Oxford House, Oxford Road, Thame, OX9 2AH



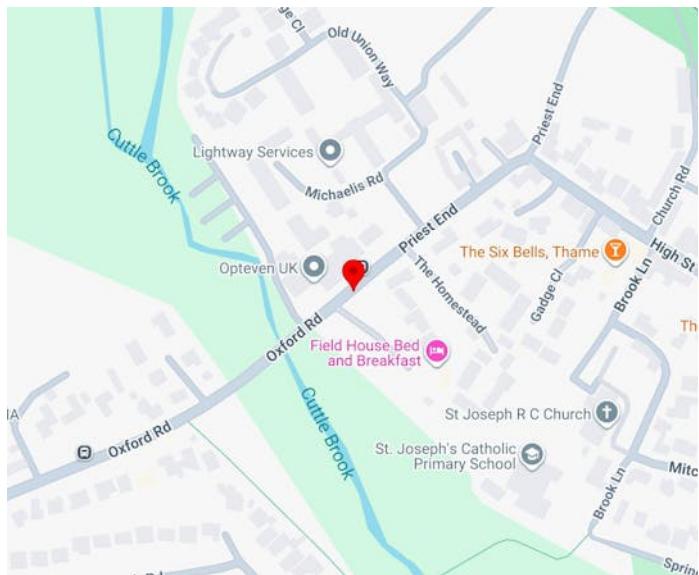
A Spacious Open Plan Office Suite 3,346 Sq Ft Within A Prestigious Landmark Building Located Walking Distance From The Town Centre

Size: 3,346 Sq Ft
Rent: Rent On Application

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

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Location

Ideally-situated within walking distance of Thame town centre, easily accessible, directly overlooking Cuttlebrook nature reserve. Thame is located approximately 5 miles from Junctions 7 and 8 of the M40 Motorway, 2.5 miles from Haddenham and Thame Parkway station, 13 miles from Oxford and 11 miles from Aylesbury.

Description

The suite is located on the first floor and totals approx. 3,346 Sq ft.

The accommodation is generally open-plan, with additional Private Offices / Meeting Rooms. There is a well-fitted Kitchen within the suite.

The building design has reflected traditional materials and has been finished to an extremely high standard including raised floors, air-conditioning, Cat. 2 lighting, passenger lift, gas central heating and double glazing.

The building also benefits from an impressive Reception area, and there are 15 allocated parking spaces to the rear of the building.

Features:

- Open plan office suite 3,346 Sq ft within prestigious landmark building
- High specification fit-out, AC / warm air, raised floors, passenger lift
- Walking distance to town centre and attractive views across Cuttlebrook nature reserve
- 15 allocated parking spaces

EPC - B (37)

Rates

Rateable Value: £58,000
Rates payable - £32,190 (April 2026)

Rateable value to be assessed. 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

A service charge contribution covers electricity, water and heating within the suite and common areas (excludes business rates).

Viewings

Strictly by appointment via Fields.

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