

Tel: **01844 261121**  
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**FIELDS**

commercial property  
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# To Let

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



**Prestigious Offices**

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

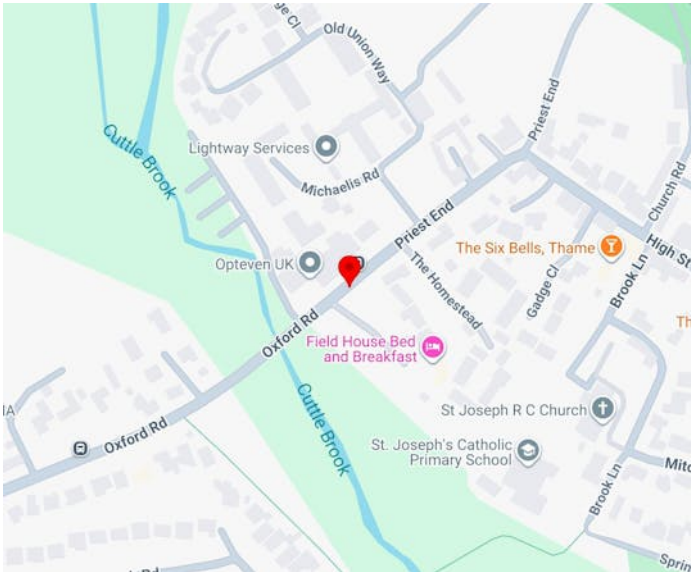
**Size: 3,346 Sq Ft**

**Rent: Rent On Application**

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

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.  
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### 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)

### 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.

### 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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