

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

**FIELDS**

commercial property  
land and new homes

# To Let

15A Bell Lane, Thame, OX9 3AL



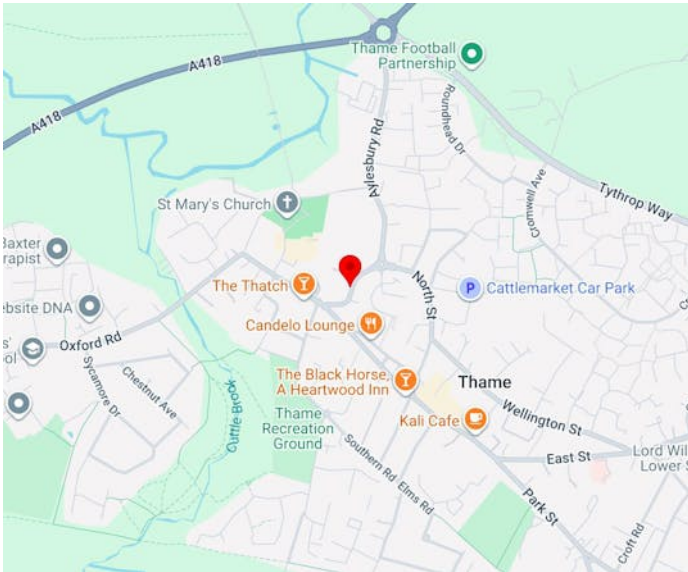
**A Modern, Bright Self Contained Office Suite Located On Bell Lane In  
The Centre Of Thame**

**Size: 271 Sq Ft  
Rent: £6,000 Per Annum**

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

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## Features:

- A Modern Self Contained Office 271 Sq ft
- Bright with excellent natural light
- Quality fit-out, LED lighting & electric heating
- Kitchenette & WC
- Low Operational / Occupational Costs

EPC - D (82)

## Location

This office is located off Bell Lane, in the market town of Thame.

Thame is located approx. 6 miles from the M40 Motorway Junctions 6 and 7, 3 miles from Haddenham and Thame Parkway, 10 miles from Aylesbury and 14 miles from Oxford.

## Description

Located off Bell Lane, Thame, this modern well converted office suite provides an attractive interior, which currently accommodates 5 desks.

The property features double glazing, electric heating, WC & kitchenette. The office benefits from plenty of natural light with triple aspect windows.

The office is conveniently located in Thame, providing easy access to the all of the towns shops, restaurants and supermarkets. Please note there is no allocated parking with the office.

## Rates

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

Rateable value - £4,150 (2026 onwards)

Rates payable - £2,070

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.

Rent: On application.

Available from 1st July 2026

## Viewing

Strictly by appointment with the agent.

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