

**TO LET**

**OFFICES**

**In Attractive Quiet Courtyard Development**

**Approx. 764 SQ FT (70.98 SQ M)**



**FIRST FLOOR**

**42A UPPER HIGH STREET**

**THAME**

**OXON OX9 2DW**

## **42a Upper High Street, Thame, Oxon. OX9 2DW**

### **LOCATION**

The premises benefit from a quiet tucked away position yet close to the town centre facilities. The town is conveniently situated within 5 miles of the M40 Motorway (Junctions 7 & 8) connecting London to Birmingham. Oxford City is within (15 miles), Aylesbury (9 miles) and High Wycombe (15 miles). The mainline train station connecting to London is at Haddenham and Thame Parkway within 2 miles.

### **DESCRIPTION**

The premises comprise part of a modern two storey extension at the rear of the period building occupied by Hamnett Hayward estate agents on the Upper High Street frontage. The kitchen, male and female toilets are shared with the other occupiers of the building. The first floor space is open plan with one private office.

### **ACCOMMODATION**

The accommodation with approximate measurements in accordance with the RICS Code of Measuring Practice is as follows:

#### **Ground Floor**

Shared Entrance Hall

Shared Kitchen, Male and Female Toilets

#### **First Floor**

Open Plan Office Room    40'9 x 18'9    **764 sq ft (70.98 sq m)**

### **BENEFITS**

- \* Open plan office with one separate office room
- \* Large windows giving good natural light
- \* Gas fired central heating            \* Shared Kitchen and Toilet Facilities
- \* One car space available in rear private car park

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## **LEASE**

Flexible terms available at proposed rent of **£8,400 per annum.**

## **BUSINESS RATES**

Rateable Value £7,600                      **Rates Payable £3,290.80** (year ending 31<sup>st</sup> March 2012)

## **VIEWING**

Strictly by appointment with the agents Honour & Company.

Contact Stephen Humpston MRICS

Telephone – 01296 614800

File:- c186

## **The Property Misdescriptions Act 1991**

Whilst we endeavour to ensure the accuracy of property details we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot therefore verify that they are in working order.