

TO LET OR FOR SALE
NEWLY REFURBISHED
PROMINENT DETACHED INDUSTRIAL/WAREHOUSE PROPERTY
WITH SELF CONTAINED YARD

11,975 Sq Ft (1,112.51 Sq M)

Includes two storey Offices 2,139 Sq Ft (198.72 Sq M)

Plus Mezzanine Storage of 2,324 Sq Ft (215.91 Sq M)



Former STS / Bodigian - Carpet Trade Counter Premises

WENMAN ROAD

THAME

OXON OX9 3SD

Wenman Road, Thame, Oxon, OX9 3SD

Location

The premises are prominently located fronting the main Wenman Road serving the Thame Industrial Estate, within about half a mile of the town centre. Thame is conveniently located within 4 miles of the M40 Motorway Junctions 7 and 8, linking London to Birmingham. There is good access to Aylesbury (9 miles), High Wycombe (15 miles), and Oxford 14 (miles). Rail link to London (Marylebone) in under one hour.

Description

The premises comprise a detached concrete portal frame building of eaves 18'3" (5.56 M) with cavity brick elevations, built in 1972. However the building has now been the subject of substantial refurbishment including renewing all the double glazed windows and doors, refitting the offices and toilets, redecoration, renewing floor finishes and comprehensive repairs and upgrades.

Accommodation

The accommodation with approx. Gross Internal Areas is as follows:

Warehouse	9,836 Sq Ft (913.80 Sq M)
Offices	2,139 Sq Ft (198.72 Sq M)
Total	11,975 Sq Ft (1,112.51 Sq M)
Warehouse Mezzanine	2,324 Sq Ft (215.91 Sq M)

Terms

A new lease on a full repairing and insuring basis for a term to be agreed, at an asking rent of **£85,000** per annum plus VAT. Long Leasehold available for sale. Details on request.

Business Rates

Rateable Value £46,250.

Rates Payable for the year ending 31st March 2019 **£22,200** subject to any relief available through South Oxfordshire District Council 01491 823000.

Energy Performance Certificate (EPC)

Rating D 91. A copy of the EPC and Recommendation Report available on request.

Viewing

Strictly by appointment with the sole agents, Honour & Co.

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