

OFFICE TO LET
SOUTHERN INDEPENDENT SECTION OF
A MAGNIFICENT PERIOD BARN CONVERSION

1,068 SQ FT (99.22 SQ M)



THE OLD STABLES

NORTH WESTON

THAME

OXON. OX9 2HA

Only One Mile West of Thame with Benefit of High Speed Broadband (up to 100 Mbps)

The Old Stables, North Weston, Thame, Oxon. OX9 2HA.

Location

The premises are conveniently located just one mile west of Thame, off the A418 Oxford Road with the benefit of excellent access to the M40 Motorway (Junctions 7 & 8) within four miles linking London to Birmingham. There is good access to Oxford (13 miles), High Wycombe (15 miles) and Aylesbury (10 miles). Haddenham and Thame Parkway is within 3 miles providing a mainline train link to London in under one hour.

Description

Originally a 17th Century barn, this impressive timber framed building with a stone built extension, was sympathetically converted to offices in 2001. The building was sub divided in 2014 to form two independent office premises with their own toilets and kitchen. There is a wealth of exposed beams and timber trusses, an oak wood staircase and natural slate flooring to the entrance hall. There is ample car parking available.

Accommodation

The accommodation with approximate net internal floor areas in accordance with the RICS code of measuring practice is as follows:-

Ground Floor

Entrance Hall with disabled toilet	–
Kitchen	23 sq ft
Conference Room	325 sq ft
General Office	252 sq ft

First Floor

Meeting Room	230 sq ft
Landing Room	96 sq ft
General Office (mezzanine)	142 sq ft
Total of both floors	1,068 sq ft (99.22 sq m)

The Old Stables, North Weston, Thame, Oxon. OX9 2HA.

Benefits

- * Impressive Character Building * 8 Car Spaces plus communal Visitor Spaces
- * Excellent access to M40 Motorway (Junctions 7 & 8 within 3 miles)
- * Within 1 mile of Thame town centre
- * High Speed Fibre Optic Broadband available up to 100 Mbps
- * Gas fired central heating and air conditioning to three rooms
- * Perimeter ducting for electric power/telephone/Category 5 computer networking
- * Fire Alarm and Intruder Alarm
- * Wheelchair access and disabled toilet

Lease Terms

From October 2016 the premises are available on a 6 year full repairing lease with a rent review or tenant break option at the end of the third year, at a rent of **£17,500 per annum**.

Business Rates

Rateable Value £14,000 Rates Payable for year commencing 1st April 2016 **£6,958.00**

NB From April 2017 premises with an RV lower than £15,000 will be exempt from business rates, subject to the rules of Small Business Rates Relief under South Oxfordshire District Council.

Legal Costs

Each party responsible for their own legal costs in the transaction.

Viewing

Strictly by appointment with the agents Honour & Co.

Contact Steve Humpston MRICS

Telephone 01296 614800

File – c773

The Property Misdescriptions 1991

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