

## ALL ENQUIRIES Office & Warehouse

47 Aylesbury Road, Thame  
Oxfordshire OX9 3PG

### Key information

- ❑ Prominent Office and Warehouse site
- ❑ 1.716 hectares (4.241 acres)
- ❑ Affluent market town of Thame
- ❑ Fronting the busy Aylesbury Road (A418)
- ❑ Unconditional offers only

### Contact

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## Location

The property is located in the affluent market town of Thame in South Oxfordshire. With a population of approximately 13,273 (2021 census) the town is 10 miles south west of Aylesbury, 14 miles east of Oxford, 10 miles north west of High Wycombe and 47 miles north of London.

The property is prominently positioned fronting Aylesbury Road (A418) one of the main roads running through Thame and providing direct access to Oxford and Aylesbury. Travelodge office building is adjacent with the surrounding area predominantly residential in character

## Description

The property comprises a three storey office building of brick construction with access directly off Aylesbury Road and on site parking to the front and side.

The ground, first and second floors comprise offices, meeting rooms and ancillary space with a large reception area at ground floor.

To the rear of the office building is a separate warehouse building with supporting office space.

The property is currently let on a leasehold basis, further information is available upon request.

## Tenure

Our client will consider leasehold offers or an unconditional freehold sale.

## Energy Performance Rating:

Offices – B

Rear building – C

## Rateable Value

We are advised that the Rateable Value for the property is £477,500 for the office building and £70,018 for the warehouse building The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries of the local authority regarding rates liability and any reliefs that may be available.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Viewing is strictly via the sole agents. A viewing day will be arranged.



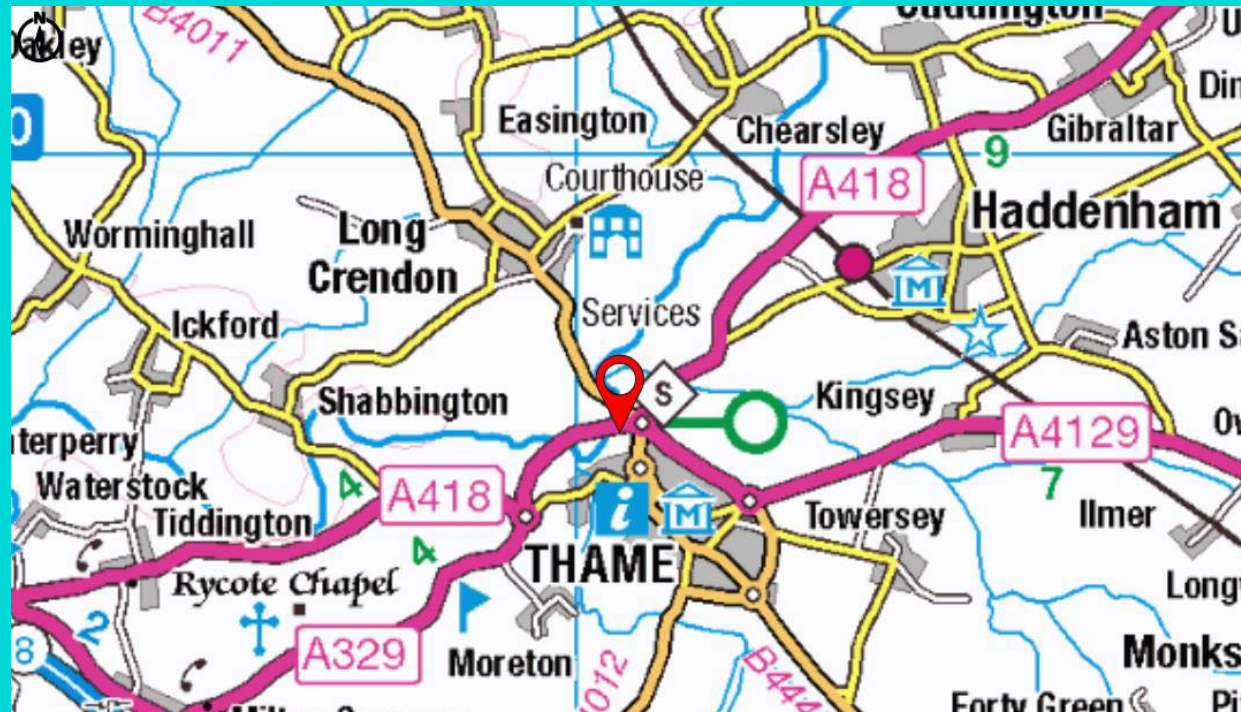
## Accommodation

The property extends to the following approximate areas:

	Sq m	Sq ft
<b>Office Building</b>		
Ground floor	1,117.29	12,026
First floor	1,207.55	12,998
Second floor	1,146.29	12,338
<b>Total</b>	<b>3,471.13</b>	<b>37,362</b>
<b>Warehouse</b>		
Warehouse	1,006.94	10,838
	Hectare	Acre
<b>Total Site Area</b>	<b>1.716</b>	<b>4.241</b>



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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- Cambridge
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- Manchester



For further details contact:

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