



Industrial

UNIT 4 | RYCOTE M40

Rycote Lane, Thame, OX9 2FZ

UNIT 4 | 3,966 SQ FT

Unit 4 provides 3,966 sq ft of modern industrial accommodation

Unit 4 provides 3,966 sq ft of modern industrial accommodation, offering a flexible layout suitable for light industrial, manufacturing or logistics uses. The unit benefits from level access loading, strong floor loadings, integrated Grade A office accommodation, and allocated on-site parking, finished to a high contemporary specification. The unit is located within Rycote M40, a recently completed industrial development to the south of Thame, Oxfordshire, with direct access to the A road network and Junctions 7, 8 and 8a of the M40 all within 5 miles, providing fast connections to Oxford, London and the Midlands.

Lease Type	New
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Unit Summary

- BREEM Excellent
- Yard Space
- EPC A
- Local Amenities
- Office Accommodation
- EV Car charging

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£53,541.00	£13.50
Rates	£18,962.00	£4.78
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£72,503.00	£18.28

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

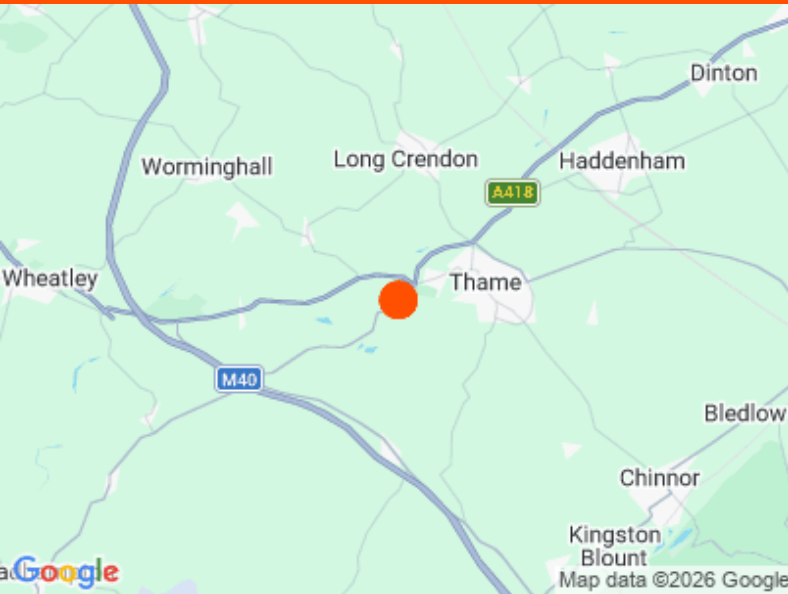
For more info please visit: unit.info/U6P0100014

+44(0) 808 169 7554

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Location

Rycote M40 is located just off the A329, with Junctions 7 and 8A of the M40 within 5 miles, offering direct access to Oxford, High Wycombe, and the wider South East logistics network.



Road
M40: 5 miles



Airport
London Luton Airport: 38 miles



Rail
Haddenham & Thame Parkway: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (20)



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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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