



Industrial

# UNIT 7 | RYCOTE M40

Rycote Lane, Thame, OX9 2FZ

## UNIT 7 | 13,069 SQ FT

Unit 7 provides 13,069 sq ft of modern industrial and warehouse accommodation

Unit 7 provides 13,069 sq ft of modern industrial and warehouse accommodation, offering a larger, versatile floorplate suitable for logistics, distribution or manufacturing occupiers. The unit benefits from steel portal frame construction, level access loading, strong floor loadings, integrated Grade A office accommodation, generous service yard depths and on site parking.

The unit is positioned within Rycote M40, a prime Oxfordshire employment location with direct A road frontage and excellent access to M40 Junctions 7, 8 and 8a, placing the Midlands, London and Oxford within easy reach. The development's BREEAM Excellent and EPC A targets further enhance its appeal to modern occupiers.

Lease Type

New



### Unit Summary

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

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£173,164.25	£13.25
Rates	£51,200.00	£3.92
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£224,364.25</b>	<b>£17.17</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

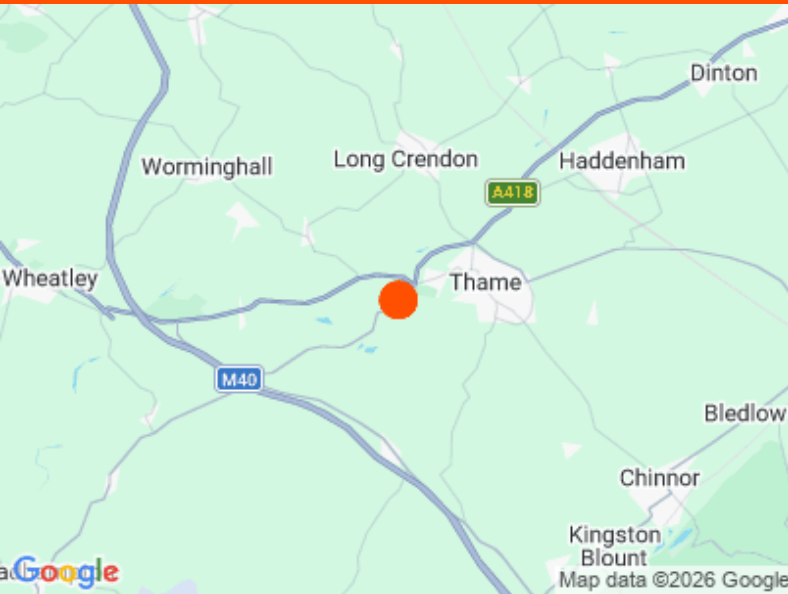
For more info please visit: [unit.info/U6P0100017](http://unit.info/U6P0100017)

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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 (24)



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## Key Contact



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Asset Manager

"Emily is an Asset Manager based in the South."



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