TO LET




# Rycote M40, Rycote Lane, Thame, OX9 2BY

## BRAND NEW WAREHOUSES TO LET

| | |
|---|---|
| **Tenure** | To Let |
| **Available Size** | 3,145 to 171,943 sq ft / 292.18 to 15,974.03 sq m |
| **Service Charge** | Upon application |
| **Business Rates** | Upon application |
| **EPC Rating** | Upon enquiry |

- Eaves heights from 7m - 10m
- Good yard space
- 50kn floor loading
- Car Parking
- EV Charging points
- BREEAM Excellent

## Location

The site is located to the West of Thame close to the Oxfordshire/ Buckinghamshire border and only 5 minutes drive from J7 of the M40 motorway.

The M40 provides excellent links for logistics and manufacturing companies to London and the North.

## Accommodation

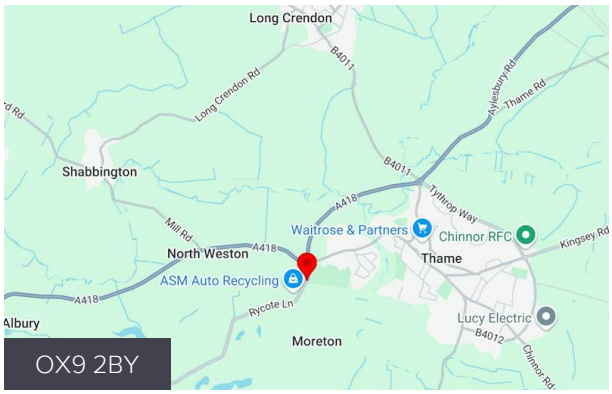
The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Unit - 1 | 3,232 | 300.26 | Available |
| Unit - 2 | 3,215 | 298.68 | Let |
| Unit - 3 | 3,886 | 361.02 | Let |
| Unit - 4 | 3,966 | 368.45 | Under Offer |
| Unit - 5 | 3,404 | 316.24 | Available |
| Unit - 6 | 3,445 | 320.05 | Let |
| Unit - 7 | 13,069 | 1,214.15 | Available |
| Unit - 8 | 13,277 | 1,233.47 | Let |
| Unit - 9 | 33,222 | 3,086.42 | Let |
| Unit - 10 | 51,399 | 4,775.12 | Let |
| Unit - 11 | 7,749 | 719.91 | Let |
| Unit - 12 | 5,464 | 507.62 | Let |
| Unit - 14 | 5,238 | 486.63 | Let |
| Unit - 15 | 22,532 | 2,093.29 | Let |
| **Total** | **173,098** | **16,081.31** | |










## Viewing & Further Information

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