/INDURENT



Industrial

UNIT 1 | RYCOTE M40

Rycote Lane, Thame, OX9 2FZ

UNIT 1 | 3,125 SQ FT

Unit 1 provides 3,125 sq ft of modern industrial accommodation

Unit 1 provides 3,125 sq ft of modern industrial accommodation, suited to a range of light industrial, manufacturing or logistics uses. The unit offers a practical and efficient layout with level access loading, high quality warehouse space, and integrated Grade A office accommodation, finished to a contemporary specification.
Located within Rycote M40, a recently completed industrial development to the south of Thame, the unit benefits from excellent connectivity, with Junctions 7, 8 and 8a of the M40 all within 5 miles, providing fast access to Oxford, London and the Midlands. The estate's strong sustainability credentials, including target BREEAM Excellent and EPC A ratings, make Unit 1 an attractive, future focused option for modern occupiers.
Service charges for this unit are to be confirmed.

Lease Type	New



Unit Summary

- BREEAM Excellent
- Yard Space
- EPC A
- EV Car charging
- Office Accommodation
- Premier Industrial Location

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£42,969.00	£13.75
Rates	Not specified	Not specified
Service Charge	£1,229.15	£0.39
Insurance	£625.00	£0.20
Total Cost	£43,594.00	£13.95

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/U6P0100006

+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 (19)

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Key Contact



Alex Winter
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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