/INDURENT



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.
Service charges for this unit are to be confirmed.

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	£53,541.00	£13.50
Rates	Not specified	Not specified
Service Charge	£1,505.22	£0.38
Insurance	£793.20	£0.20
Total Cost	£54,334.20	£13.70

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

Industrial

UNIT 4 | RYCOTE M40

Rycote Lane, Thame, OX9 2FZ



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)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

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."

+44(0) 808 169 7554