/INDURENT



Industrial

UNIT 5 | RYCOTE M40

Rycote Lane, Thame, OX9 2FZ

UNIT 5 | 3,404 SQ FT

Unit 5 comprises 3,404 sq ft of high quality industrial space

Unit 5 comprises 3,404 sq ft of high quality industrial space, well suited to a range of industrial or warehouse occupiers. The accommodation benefits from a practical internal layout with level access loading, integrated Grade A offices, generous service yard provision and allocated parking within a modern, energy efficient development.
Situated at Rycote M40, the unit benefits from excellent motorway connectivity, with rapid access to the M40 corridor, Thame town centre approximately 4 minutes away, and Haddenham & Thame Parkway rail station around 3.4 miles from the site.
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	£45,954.00	£13.50
Rates	Not specified	Not specified
Service Charge	£1,294.88	£0.38
Insurance	£680.80	£0.20
Total Cost	£46,634.80	£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/U6P0100015

+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 (23)

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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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