/INDURENT



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.
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	£173,164.25	£13.25
Rates	Not specified	Not specified
Service Charge	£4,962.62	£0.38
Insurance	£2,613.80	£0.20
Total Cost	£175,778.05	£13.45

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/U6P0100017

+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 (24)

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Key Contact



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