

To Let

A modern self-contained town centre **office building**

Unit 1 | Goodsons Mews | Wellington St | Thame | OX9 3BX

///chills.stole.clubbing

Self-contained office building arranged over three floors within walking distance of the town centre.



Modern town centre office unit with parking.

Modern self-contained end terrace office unit of brick construction comprising two offices each on the ground and first floor with two storage rooms on the second floor. Parking to the front of the building. Ground floor also benefits from a small kitchen and male and female WC facilities.

More particularly the property features:

- Town centre location
- Allocated parking four spaces
- Electric heating
- Four offices and two storage rooms
- Three phase power supply
- Broadband

// Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Ground Floor	506	47.01
First Floor	557	51.75
2nd Floor Storage	399	37.04
Total Area	1,462	135.80

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

// Rent

£19,000 pa (£1,583 pcm).

// Service Charge

£250 pa to cover upkeep of communal areas (external) and the fabric of the building.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Business Rates

The rateable value is £16,250.

// EPC

Unit 1 has an Energy Performance Asset Rating of C (66). Copies of the EPC certificate are available from the Agent

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

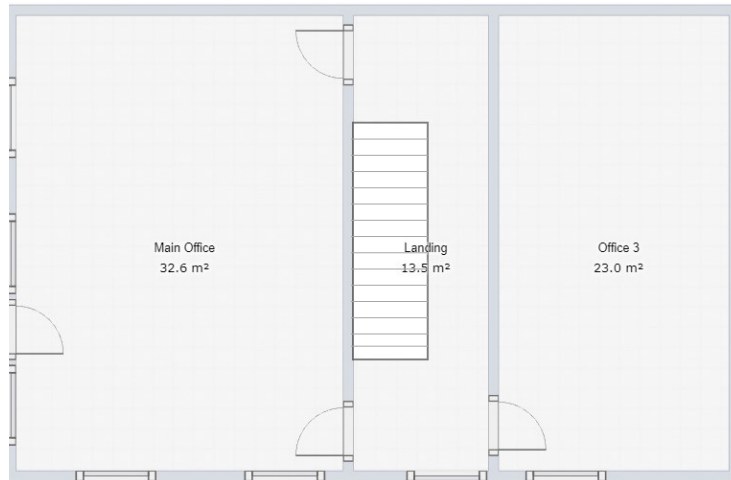
01295 670 123 | martin.patchett@adaltareal.com



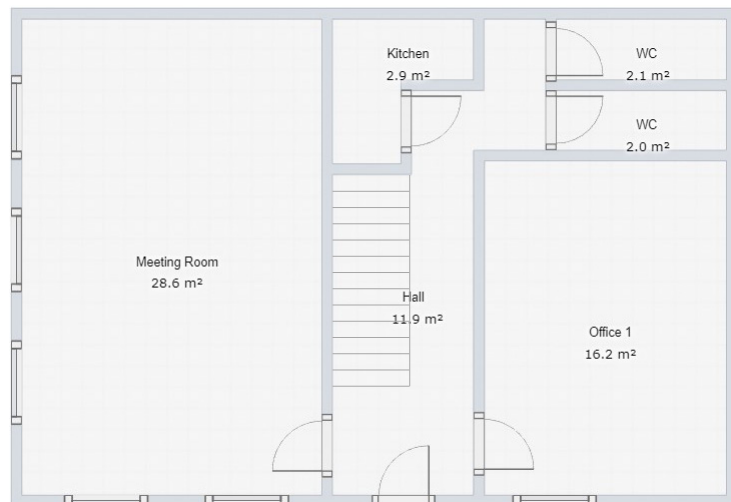
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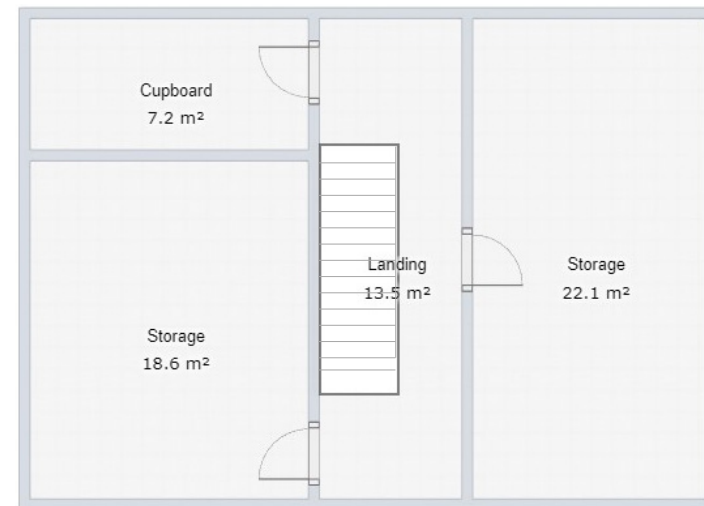
// Floor plan



First Floor



Ground Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).