



Unit 6 Lupton Road,
Thame, Oxfordshire
OX9 3SE

Industrial/Warehouse Unit with offices and two secure self contained yards – 7,448 sq.ft. (691.95 sq.m.)

Freehold For Sale

Unit 6 Lupton Road, Thame, Oxfordshire OX9 3SE

LOCATION

The property is located fronting Lupton Road which is situated on the Thame Industrial Estate and provides a variety of warehouse, industrial and office premises easily accessible to the town centre.

Thame is located on the Oxfordshire/Buckinghamshire border and is close to Junctions 7/8 and 8A of the M40 motorway which provides excellent communications to London, Birmingham and the M25 motorway.

DESCRIPTION

The property comprises a part two storey, part single storey industrial/warehouse facility fronted by two storey offices. The property is currently fitted as a warehouse and food processing plant.

The property is situated on a site of approximately 0.3 acres (0.12 hectares) and has the benefit of two secure self contained yards providing parking and storage facilities.

AMENITIES include:-

- Currently fitted as a warehouse and food processing plant.
- Three phase power supply.
- Parking and loading facilities.
- Secure yard areas.

ACCOMMODATION

The unit comprises the following:-

7,448 sq.ft. (691.95 sq.m.)

PLANNING

It is understood the property is authorised for the current industrial/storage use. However, interested parties are advised to make their own enquiries of South Oxfordshire District Council on Tel: 01235 422600.

RATEABLE VALUE

The Rateable Value as shown in the 2010 Valuation List is:-

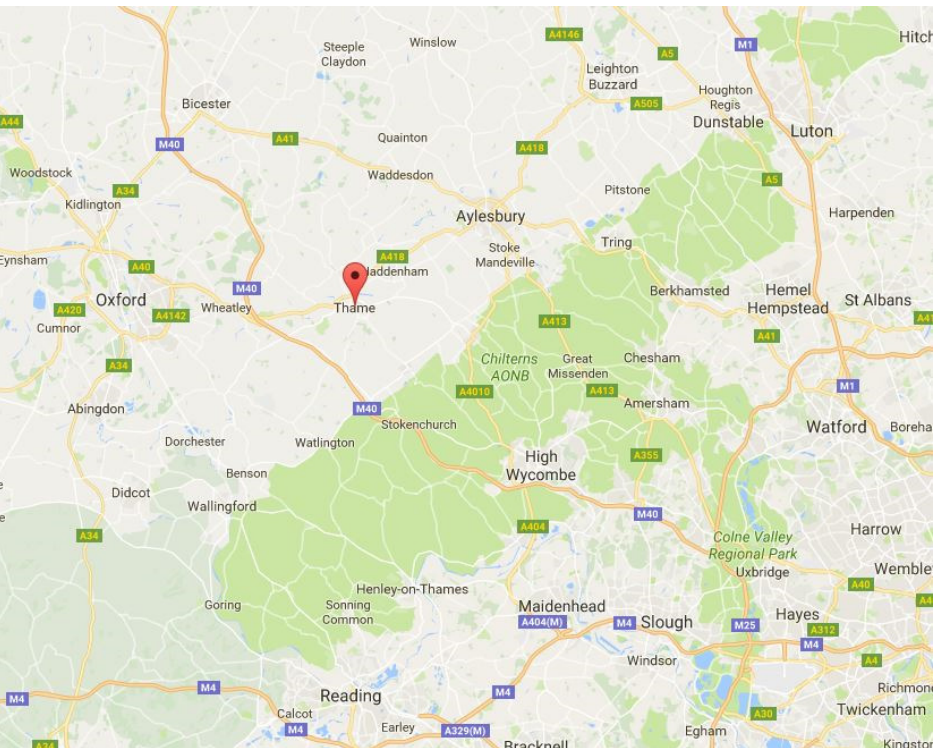
Workshop & Premises – RV – £28,000

TENURE

The property is available for sale on a freehold basis with vacant possession to be provided upon completion.

GUIDE PRICE

We are instructed to quote a guide price of £585,000.



EPC

An EPC will be available shortly.

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION/VIEWING

For further information or to make an appointment to view, please contact Martin Conway. Tel: 01865 316311. or email: mconway@marriottsoxford.co.uk



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Commercial Property Consultants

Telephone: **01865 316311** Contact: **Martin Conway**

marriottsoxford.co.uk

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