

High Quality Industrial / Warehouse Development (Freeholds For Sale / To Let)

New units between 1,466 sq ft and 6,023 sq ft fronting Howland Road, situated approximately 6 miles from the M40.



A joint development by



Joint Sole Agents



Description

Own Your Own, Thame provides a high quality scheme of 16 business units on a self contained site, available either For Sale (Freehold) or To Let.

- High quality accommodation
- Range of unit sizes capable of being combined
- Flexible internal layouts and unit configurations
- Generous self contained yard areas and car parking
- Individually metered services, including 3 phase electrical supply
- 6m clear internal height to Units A - O
- First floor office/storage mezzanines to all units
- Fully fitted offices to Units I,N,O and P
- Extensive glazing to Ground/First Floor and roof-lights
- 87 car parking spaces in total (approximately 1 per 50 sq m)

Accommodation

| UNIT | GROUND FLOOR (PER SQ FT) | FIRST FLOOR (PER SQ FT) | TOTAL (PER SQ FT) |
|-------------------|-----------------------------|----------------------------|---------------------------|
| A | 1037 | 432 | 1469 |
| B | 1045 | 435 | 1480 |
| C | 1035 | 431 | 1466 |
| D | 1041 | 434 | 1475 |
| E | 1035 | 431 | 1466 |
| F | 1035 | 431 | 1466 |
| G | 2233 | 906 | 3139 |
| H | 2248 | 915 | 3163 |
| I | 2238 | 907 | 3145 |
| J | 2252 | 913 | 3165 |
| K | 2228 | 903 | 3131 |
| L | 3415 | 905 | 4320 |
| M | 3415 | 905 | 4320 |
| N | 3424 | 905 | 4329 |
| O | 3473 | 514 | 3987 |
| P | 3011 | 3011 | 6022 |
| TOTAL AREA | | | 47,543 (SQ FT) |

Approximate measured gross external floor areas

Planning

All units benefit from detailed planning permission for unrestricted Business, General Industrial and Warehouse uses (B1, B2 and B8 Use Classes).





HOWLAND ROAD

ESTATE NAME & DIRECTORY BOARD

SUB STATION

SOLD

A

B

C

D

E

F

G

H

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J

K

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Exterior of Units A - F



Typical Unit G - O Warehouse



Unit P - Ground Floor



Unit P - First Floor



Typical A - F Warehouse Interior

Features

Units A - F

- Approximately 9m loading yards
- 6m clear internal height at front of units
- 6.9m clear internal height at rear of units
- Mezzanine for office/storage use at rear
- Glazing to both front and rear elevations
- 4m high loading doors

Units G - K

- Approximately 11m loading yards
- 6m clear internal eaves height at rear
- First floor accommodation to front of units
- Fully fitted first floor offices to Unit I
- 4m clear internal height at front of units (beneath first floor)
- 4m high loading doors

Units L - O

- Approximately 13.5m loading yards
- 6.9m clear internal eaves height to all units at rear
- First floor accommodation to front of Units L - N
- 4m clear internal height to front of Units L - N (beneath first floor)
- Fully fitted first floor offices to units N & O
- 8m clear internal eaves height to front of Unit O
- Separate two storey office 'pod' to Unit O

Unit P

- Two storey 'high tech/production' unit
- 4m clear (to underside of first floor) production space at ground floor
- 2.75m finished floor to ceiling height in first floor offices
- Six person passenger lift
- Fully fitted offices at first floor
- 16m self contained loading yard
- Highly visible

Other OYO Developments



OYO Andover



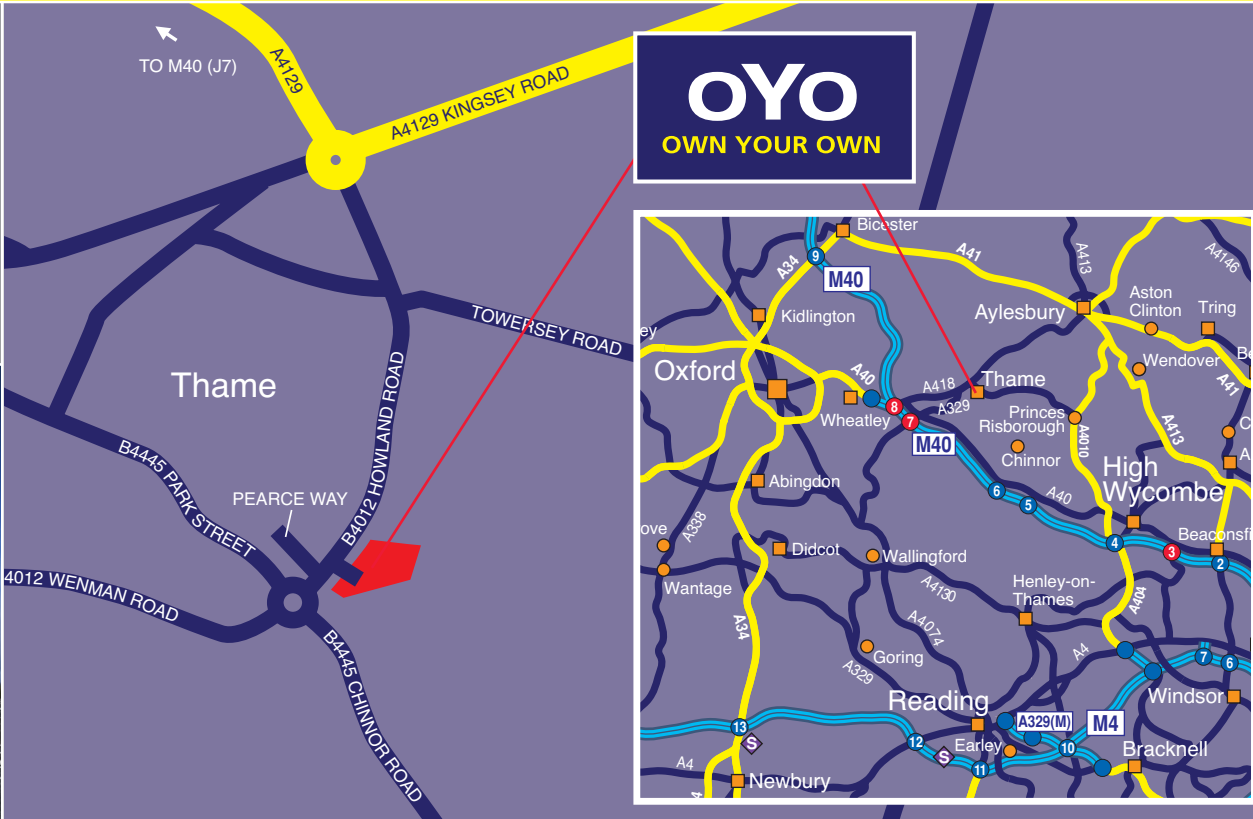
Artist Impression of OYO Dagenham



Artist Impression of OYO Wallingford



Artist Impression of OYO Portsmouth



Location

The site fronts Howland Road (B4012 Thame Ringroad) and is situated to the south east of Thame town centre within the main industrial area.

The site is situated approximately 6 miles of the M40 (Junction 7/8A) which provides quick and easy access to Oxford and Birmingham to the north west and High Wycombe, M25 and Central London to the south east.

Further Information

To arrange a viewing or to receive further information, including floor plans and specification see www.ownyourown.co.uk or contact:

- Stupples** Tel 01296 398383 website www.stupples.com
- Aitchison Raffety** Tel 01494 538800 website www.argroup.co.uk
- VSL & Partners** Tel 01865 848488 website www.vslandp.com
- or **Ravenbourne** Tel 020 8783 1044, email post@ravenbourne.co.uk

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