

# For sale

## Space for business

DETACHED WAREHOUSE, OFFICE, YARD AND DEDICATED PARKING.

44,870 sq ft (4,170 sq m)



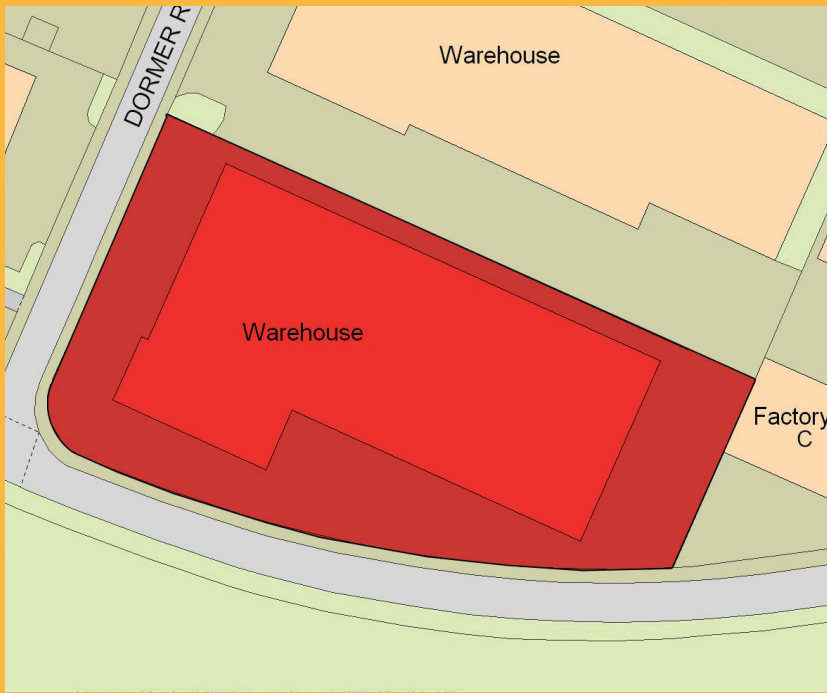
## 8 Dormer Road

Thame,  
Oxfordshire, OX9 3UD



**0121 228 0000**  
[pallmallestates.co.uk](http://pallmallestates.co.uk)

High value, low cost, flexible business space to let throughout the UK



## Description

8 Dormer Road comprises of a prominent detached warehouse (25,300 sq ft), together with offices and ancillary areas (19,570 sq ft), befitting a regional or national operational Head Quarters. The warehouse has level access loading doors to the side and benefits from sodium lighting and a to maximum height of 9.47m as well as a substantial service yard. The offices at the main entrance to the site present an established frontage. There is also a fitted staff canteen/break out area on the first floor.

## Location and Services

Thame is an historic and attractive Market Town situated mid-way between Oxford (about 12 miles) and Aylesbury (about 9 miles). Junctions 8 and 8a of the M40 motorway are about six miles, providing easy access to both London and the Midlands. The premises are situated on the corner of Dormer Road and Wenman Road in the heart of Thame's main commercial area. Haddenham & Thame Parkway Rail Station on the Chiltern Line is approximately 4 miles away providing access to London (Marylebone) and Birmingham and from there the rest of the national rail network.



## Unit Size

	Sq ft	Sq m
Warehouse	25,300	2,350
Offices	9,620	895
Mezzanine	9,950	925
<b>Total</b>	<b>44,870</b>	<b>4,170</b>

## Features

- Modern warehouse with offices and canteen
- 25,300 sq ft warehouse with max height of 9.47m
- Level access loading doors
- Substantial service yard
- Dedicated parking
- Offices with fitted canteen
- 6 miles from Junction 8 of the M40.

## Sale Terms

The leasehold of the property is for sale. For terms and details, please direct expressions of interest as below.

## Viewing

By prior arrangement with Pall Mall - Steven Pannell 07983326020 or our contact details below.

## About Pall Mall Estates

Pall Mall Estates owns 5.5 million sq ft of business space in over 100 locations through out the UK. Our investment model has been to buy commercial property in urban or industrial locations which represent value to our tenants, while delivering income, capital and added value returns. To see other properties for sale please visit [pallmallestates.co.uk](http://pallmallestates.co.uk)

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