

# To let

## Space for business

DETACHED WAREHOUSE, OFFICE, YARD AND DEDICATED PARKING.

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



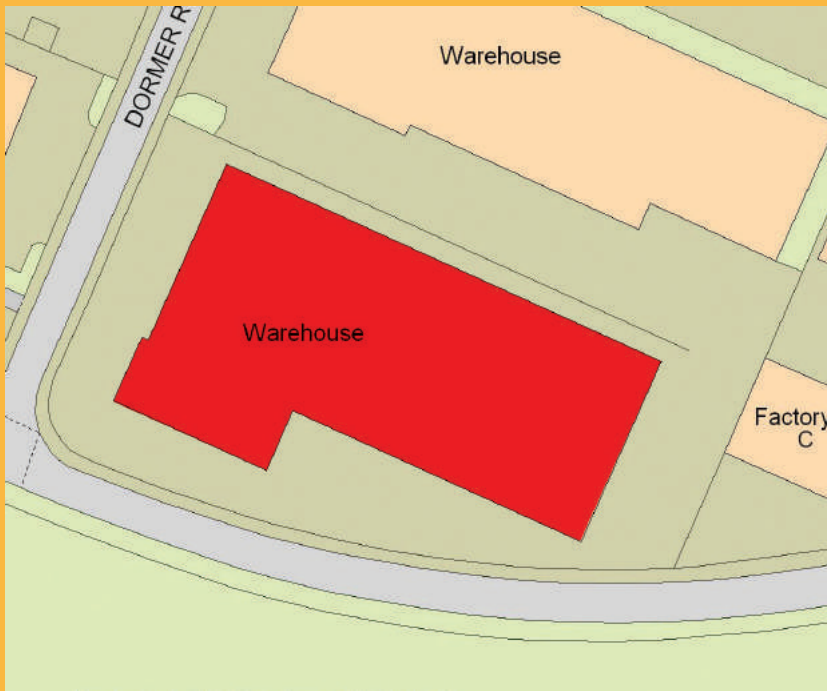
## 8 Dormer Road

Thame,  
Oxfordshire, OX9 3UD



**0121 228 0000**  
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High value, low cost, flexible business space to let throughout the UK

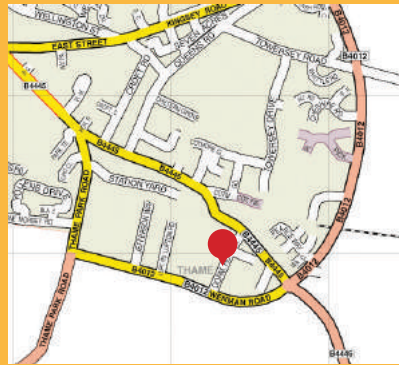


## Description

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 maximum height of 9.47m and also benefits from 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 6km 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.

## Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

### Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. April 2011.

## The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

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