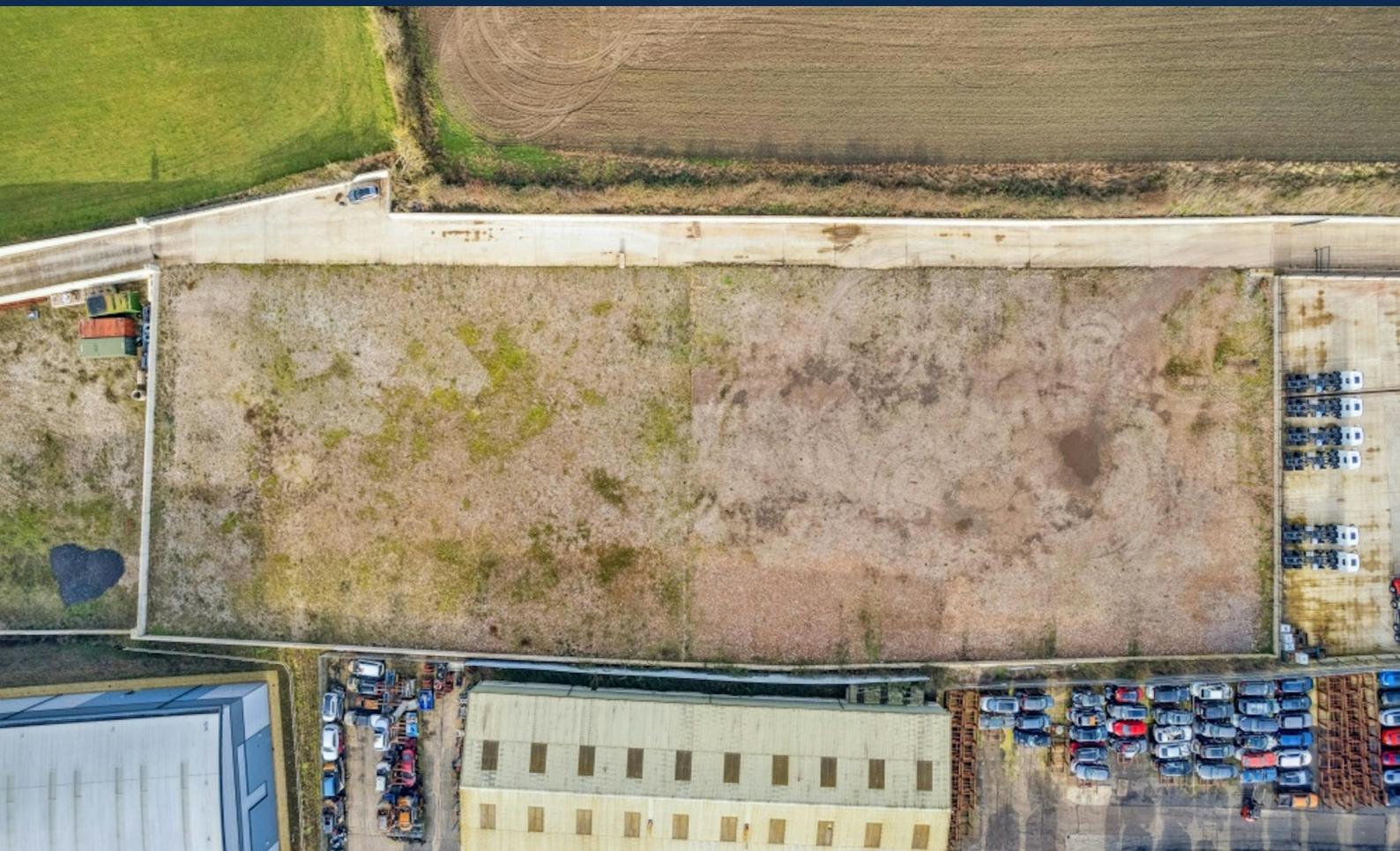




david charles  
property consultants

TO LET



## Land On The West Side Of Rycote Lane

Thame, OX9 2FY

**Low Rent Open Storage  
Space within 40 minutes of  
London.**

**10,000 to 82,724 sq ft**

(929.03 to 7,685.31 sq m)

- Concrete Hard Surfaced service road
- 24/7 Access
- Secure & Gated Yards
- Crushed Hardstanding Surface
- Capped Off Water & Electric
- Flexible Terms
- Excellent Access

# Land On The West Side Of Rycote Lane, Thame, OX9 2FY

## Summary

Available Size	10,000 to 82,724 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



## Description

The site comprises a secure open storage yard located within the established Christmas Hill Business Yard, offering a versatile and well-connected site suitable for a range of storage uses.

The yard benefits from a hardstanding surface, providing a level and usable area ideal for vehicle or plant storage, builders' materials, or as a contractors' compound. The site is fully enclosed by perimeter fencing and benefits from gated access, ensuring security and controlled entry. Access to the site is off of Rycote Lane, suitable for HGVs and large vehicles via concreted self dedicated service road.

## Location

Located off of Rycote Lane the site has excellent connectivity being only 3.5 miles from the M40 and only 1 hour from Central London.

The site is located between Oxford and Aylesbury being only a 30 minute drive from each.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - East Yard	82,724	7,685.31	Available
<b>Total</b>	<b>82,724</b>	<b>7,685.31</b>	



## Terms

Open storage space is available on flexible licence terms to be agreed or via way of a lease for a term by arrangement.

## Viewing & Further Information



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

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