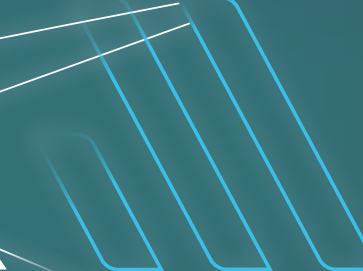


AVAILABLE NOW

**R**  **40**

**RYCOTE M40**

THAME | OXFORDSHIRE | OX9 2BY

A BRAND NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT  
UNITS TO LET FROM **3,226 SQ FT - 51,366 SQ FT**



# DELIVERING A RANGE OF UNIT SIZES WITH FLEXIBILITY AND SUSTAINABILITY AT ITS CORE



Brand-New Modern  
Warehouse Construction



Allocated  
Unit Car Parking



A Range  
of Unit Sizes



50 kn/m<sup>2</sup>  
Floor Loading



1.6 MVA  
3 Phase Power Supply



UNIT 15 - EXTERNAL / 002



SAT NAV: OX9 2BY  
LIMO.SALSA.SENDERS

A418

THAME  
TOWN CENTRE  
4 MINS

M40  
J8/8A - 10 mins

A329

A329

AVAILABLE NOW

UNIT 1, 4, 5, 8, 10, 12 & 14

**RYCOTE M40 THAME**  
benefits from A road frontage  
and access to 3 junctions of the M40  
(J7/J8/J8a) all within 5 miles.

M40  
J7 - 8 mins

A429 / RYCOTE LANE

AERIAL / 003



# HIGH QUALITY SPECIFICATION



## UNITS 1-6

Level Access Loading Doors	1
Car Parking Spaces	1:560 sq ft
EV Charging Points	1
Power	3-phase
Yard (Shared Service Area)	25m depth
Eaves Height	7m

## UNITS 7-8 Grade A Offices

Level Access Loading Doors	2
Car Parking Spaces	1:485 sq ft
EV Charging Points	2
Power	138-139 kVa
Yard (Shared Service Area)	28m depth
Eaves Height	10m

## UNIT 9 Grade A Office

Level Access Loading Doors	1
Dock Level Doors	2
Car Parking Spaces	15
EV Charging Points	4
Power	271 kVa
Yard (Self-Contained and Fenced)	50m
Eaves Height	12m

## UNIT 10 Grade A Office

Level Access Loading Doors	2
Dock Level Doors	3
Car Parking Spaces	24
EV Charging Points	4
Power	401 kVa
Yard (Self-Contained and Fenced)	50m
Eaves Height	12m

## UNIT 11

Level Access Loading Doors	1
Car Parking Spaces	1:588 sq ft
EV Charging Points	2
Power	51 kVa
Yard (Shared Service Area)	35m
Eaves Height	8m

## UNITS 12-14

Level Access Loading Doors	1
Car Parking Spaces	1:588 sq ft
EV Charging Points	1
Power	45 kVa
Yard (Shared Service Area)	35m
Eaves Height	8m

## UNIT 15 Grade A Office

Level Access Loading Doors	2
Car Parking Spaces	40
EV Charging Points	2
Power	209 kVa
Yard (Shared Service Area)	30m
Eaves Height	10m

UNIT	SQ M (GIA)	SQ FT (GIA)	AVAILABILITY
Unit 1	300.26	3,232	AVAILABLE
Unit 2	298.68	3,215	Let
Unit 3	361.02	3,886	Let
Unit 4	368.45	3,966	AVAILABLE
Unit 5	316.24	3,404	AVAILABLE
Unit 6	320.05	3,445	Let
Unit 7	1,214.15	13,069	Let

UNIT	SQ M (GIA)	SQ FT (GIA)	AVAILABILITY
Unit 8	1,233.47	13,277	AVAILABLE
Unit 9	3,086.42	33,222	Let
Unit 10	4,775.12	51,399	AVAILABLE
Unit 11	719.91	7,749	Let
Unit 12	507.62	5,464	AVAILABLE
Unit 14	486.63	5,238	AVAILABLE
Unit 15	2,093.29	22,532	Let

**TOTAL 16,081.31 173,098**





# GREEN CREDENTIALS

BREEAM®  
BREEAM  
EXCELLENT



ON SITE  
CYCLE PARKING



EV  
CHARGING



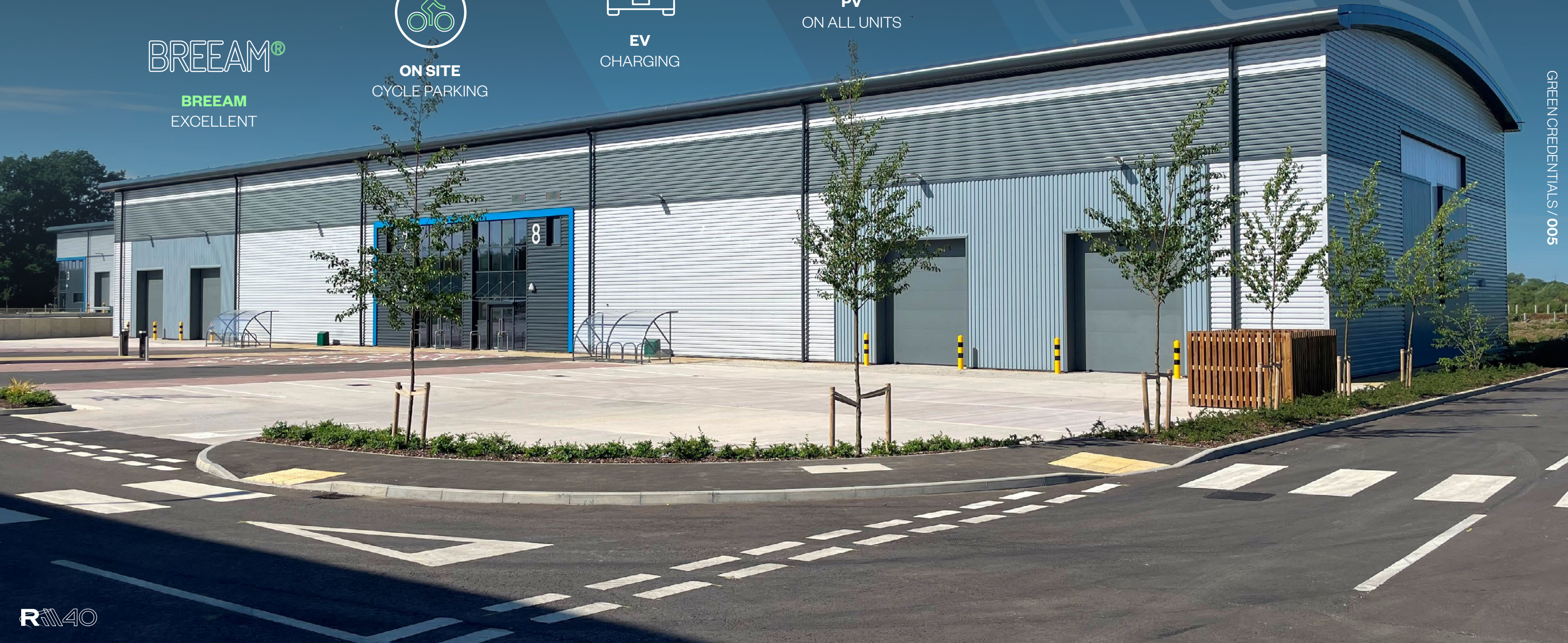
PV  
ON ALL UNITS



EPC RATING  
A



LED  
LIGHTING







### ROAD CONNECTIONS

	DISTANCE	TIME
M40 (J7)	3 miles	8 mins
M40 (J8/8A)	5 miles	10 mins
Aylesbury	11 miles	20 mins
Oxford	13 miles	40 mins
High Wycombe	20 miles	45 mins
London	50 miles	1 hr
Birmingham	82 miles	1 hr 15 mins

### AIRPORTS

	DISTANCE	TIME
Oxford Airport	18 miles	28 mins
Heathrow Airport	37 miles	50 mins

### RAIL CONNECTIONS

	JOURNEY
From Haddenham & Thame Parkway (3.4 miles)	
Oxford	28 mins
London Marylebone	35 mins
Birmingham Moor Street	67 mins

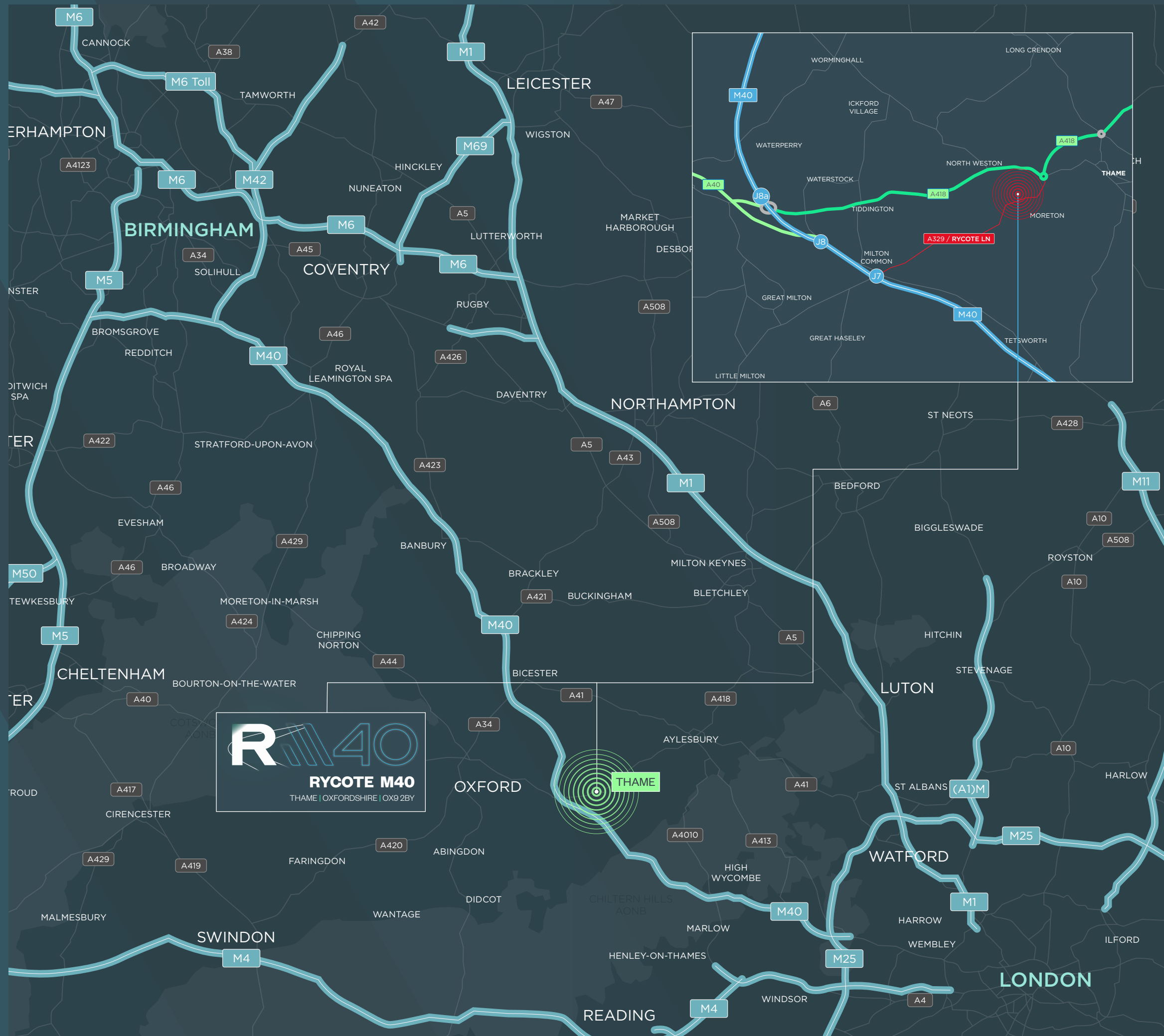
### CYCLE ROUTES

	DISTANCE	TIME
Phoenix Trail access point	3 miles	5 mins

Providing routes to Thame, Princes Risborough and Aston Sandford



SAT NAV: OX9 2BY  
LIMO.SALSA.SENDERS



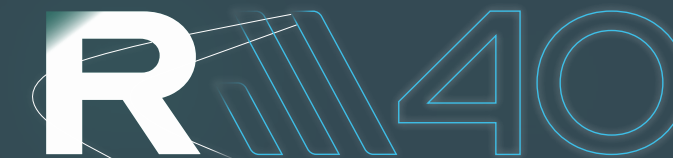
**RYCOTE M40**  
THAME | OXFORDSHIRE | OX9 2BY











**RYCOTE M40**

THAME | OXFORDSHIRE | OX9 2BY



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A development by W Lamb  
Developments and Blakelands in  
partnership with Westhall Estates

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