

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

For Sale

Self-Contained 1st Floor Office, 109 High Street, Thame, OX9 3DZ



Self-Contained Town Centre Office Suite With A Mix Of Open Plan
And Private Offices, Potentially Suitable For Other Business Uses.

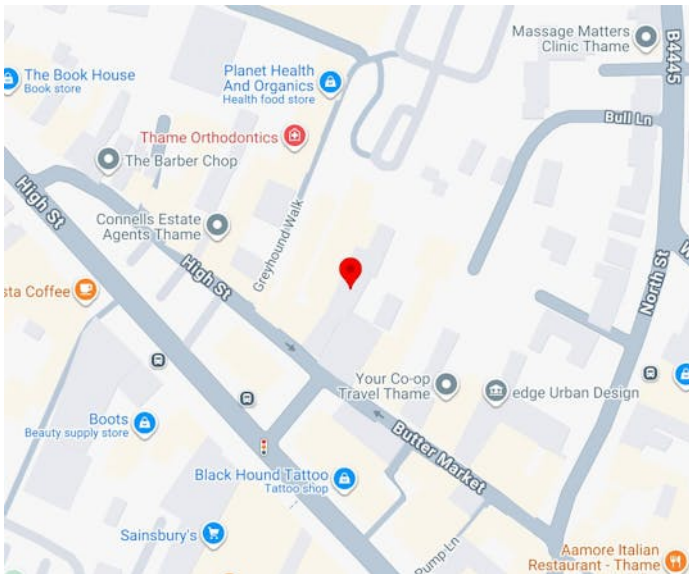
Size: 1,361 Sq Ft

Price: Price On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Virtual freehold first floor offices 1,361 Sq ft GIA
- Flexible accommodation with mix of open plan and private offices
- Kitchen and male and female WCs
- Air conditioning / warm air heating & double glazed windows
- Convenient town centre location

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The suite is located at the rear first floor of 109 High Street with access beside Specsavers.

Located in Thame town centre on the High Street. Thame is located approx. 6 miles from the M40 Motorway Junctions 6 and 7, 3 miles from Haddenham and Thame Parkway, 10 miles from Aylesbury and 14 miles from Oxford.

Description

A first floor town centre Office Suite measuring approx. 1,361 Sq ft with flexible accommodation, comprising open-plan and private offices.

The suite has a Kitchen, male and female toilets, air conditioning / warm air heating, double glazed windows and exposed beams, forming part of an attractive Grade II listed building.

Offices fall within Class E for planning purposes, and the suite may be suitable for other uses within Class E, professional services and health and beauty for example, without the need for planning permission.

Rates

This property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £16,750 (2023 onwards)

Rates payable - £9,296.25 (2025-2026)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

Long leasehold / virtual freehold (999 years) for Sale: Price on application.

Occupational lease may be available: Rent on application.

Viewings

Strictly by appointment via Fields.

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