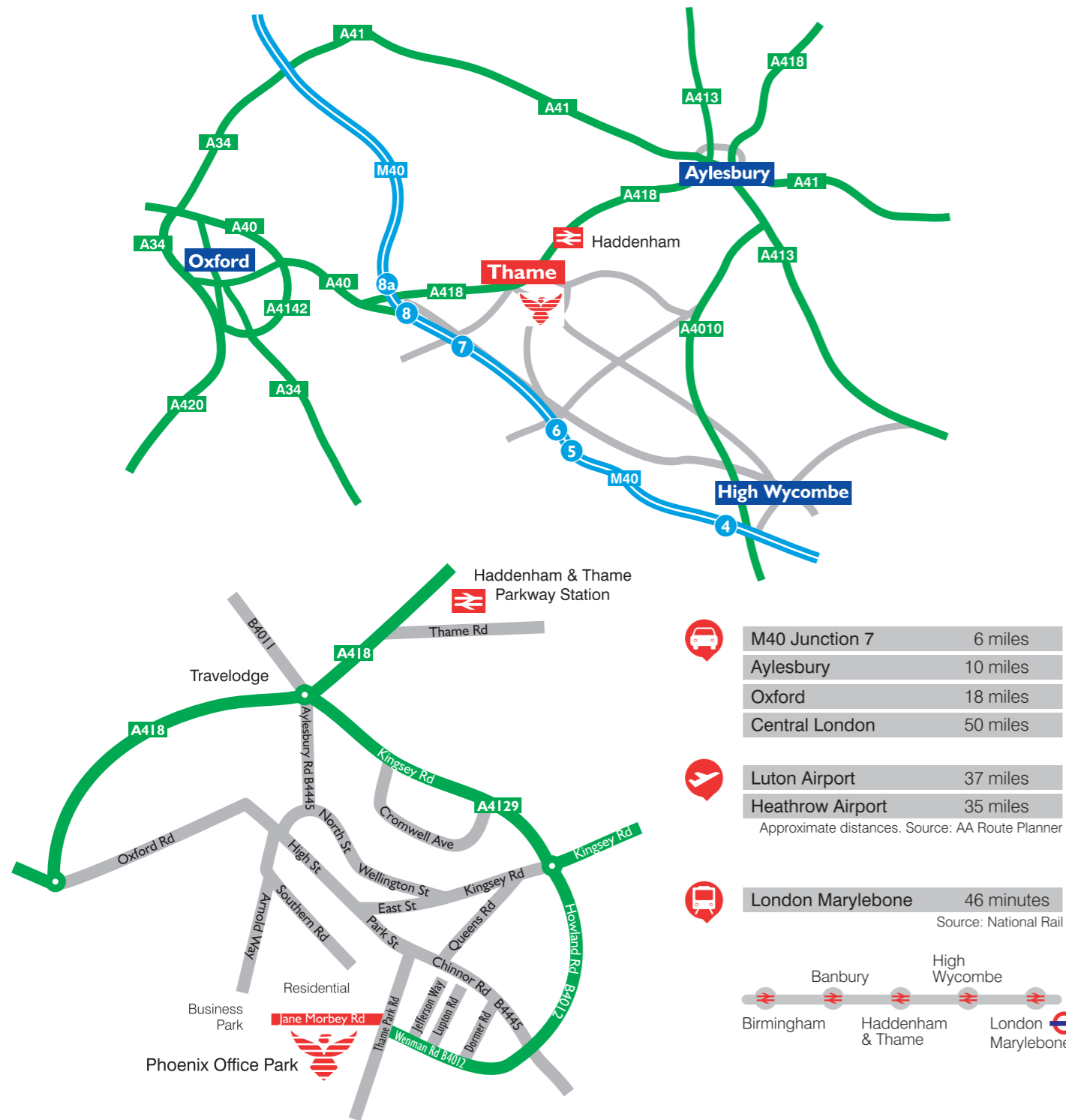




SATNAV: OX9 3ZH

phoenix office park 



New high quality office accommodation available in Thame
Buildings from 2,000 sq ft to 9,350 sq ft

www.phoenixofficepark.co.uk

njc
 Innovative Property Solutions
www.njcommercial.co.uk
01865 481408

Amy Williams
amy@njcommercial.co.uk
 Tim Norris-Jones
tim@njcommercial.co.uk

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WESTHALL ESTATES
SEA-EX

A development by Westhall Estates Limited in partnership with SEA-EX Limited

Phoenix Office Park

Phoenix Office Park will provide a range of office buildings, the first significant office development to be built in Thame for over 20 years.

The buildings will be constructed to the highest of standards, incorporating a range of energy saving measures designed to ensure that occupiers' future running costs are minimised.

Phoenix Office Park is prominently situated fronting Jane Morbey Road, which is close to the ring road on the south east side of Thame. The park adjoins a new housing development and is close to the town centre.



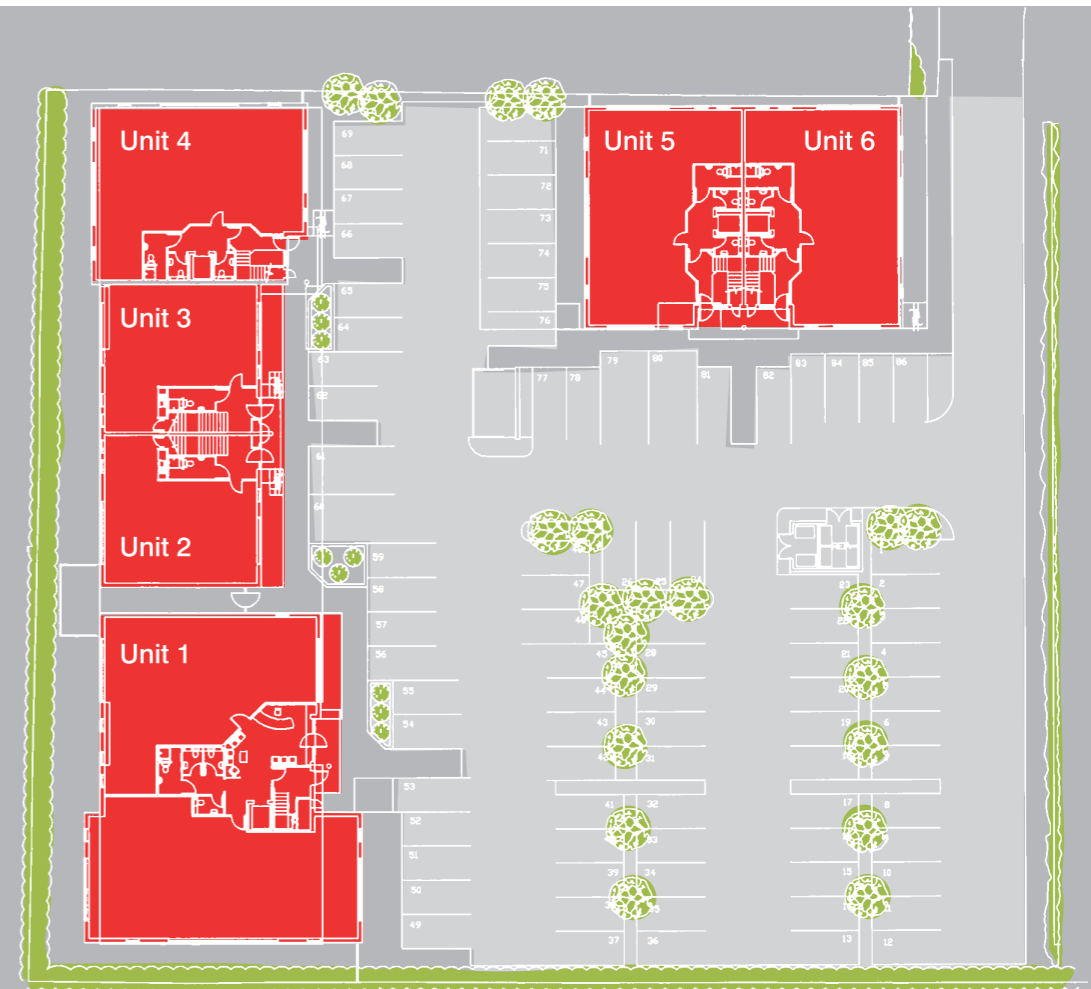
Thame

Thame is a historic and attractive town in South Oxfordshire, enjoying the benefit of a broad range of retail and recreational facilities as well as being home to a number of high profile companies including Travelodge, DAF, and the CPM Group.

The town has been identified as a centre for future residential growth with 775 new houses planned to be built over the next 9 years.

Specification

- Flexible unit sizes
- Secure site
- Highly specified finishes throughout
- BREEAM rating - Very Good
- 100mm void full raised access flooring
- Suspended ceilings with LG7 light fittings
- Air source heat pump combined heating/air conditioning system
- 86 parking spaces



	Ground floor	First floor	Second floor	Total
Unit 1	3,347 sq ft (310 sq m)	3,439 sq ft (319 sq m)	2,567sq ft (238 sq m)	9,353 sq ft (867 sq m)
Unit 2	973 sq ft (90 sq m)	1,026 sq ft (95 sq m)	-	2,000 sq ft (185 sq m)
Unit 3	973 sq ft (90 sq m)	1,026 sq ft (95 sq m)	-	2,000 sq ft (185 sq m)
Unit 4	1,471 sq ft (136 sq m)	1,473 sq ft (136 sq m)	1,057 sq ft (98 sq m)	4,001 sq ft (370 sq m)
Unit 5	1,311 sq ft (121 sq m)	1,313 sq ft (121 sq m)	951 sq ft (88 sq m)	3,575 sq ft (330 sq m)
Unit 6	1,311 sq ft (121 sq m)	1,313 sq ft (121 sq m)	951 sq ft (88 sq m)	3,575 sq ft (330 sq m)

Tenure

The buildings are available on a freehold or leasehold basis. For further information please contact the agents or visit the website: www.phoenixofficepark.co.uk

