

TO LET

832 Sq.Ft. (77.29 Sq.M.)



13 - 15 Thameside , 2 Thames Court, Henley-On-Thames, Oxfordshire, RG9 1BH

PRESTIGIOUS SELF-CONTAINED OFFICES

- Modern Design, High Quality Finish
- Air Conditioning
- Balcony & Courtyard Garden
- Near To River Thames
- Car Parking



Marlow
01628 771221

13 - 15 THAMESIDE , 2 THAMES COURT, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1BH

Location & Description

The property is positioned within the heart of Henley town centre, within walking distance of multiple national and independent high-end restaurants and retailers. The property is positioned behind a gated entrance, a stone's throw from the River Thames, which is visible from the first floor balcony.

Henley Train Station, which is within walking distance, provides a link to mainline Reading and Twyford with a fast service to London Paddington coupled with the new Elizabeth Line which provides direct access to the City and Canary Wharf.

The M4 (J8/9) is within close proximity providing easy access to Heathrow and the wider motorway network.

This is a truly unique opportunity to occupy a near thameside, self-contained office building within the heart of Henley on Thames, with balcony and courtyard garden.

The property has been finished to a high standard, with fitted kitchen to include dishwasher and wine cooler. Feature glazing to offices and modern WC / Shower facilities, with air cooling throughout.

The configuration of the property offers the flexibility of both open-plan offices at ground floor level and meeting rooms / directors offices to first floor level.

There is a single car parking Space available at an additional cost of £50 per week. The internet is provided by the landlord, by way of a leased line, terms to be discussed. The property has various data points throughout.

Please note that the furnishings seen within the photos are for illustration purposes only, of the mirror image property that is occupied next-door. The property is being let clear of any furnishings.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	441	40.97
First Floor	391	36.32
TOTAL (NIA)	832	77.29

Rent

£21,500 Per Annum Exclusive

The above rent is exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

Available on a new Full, Repairing and Insuring Lease direct from the Landlord on terms to be agreed.

Each party to bear their own professional and legal costs incurred throughout the legal process.

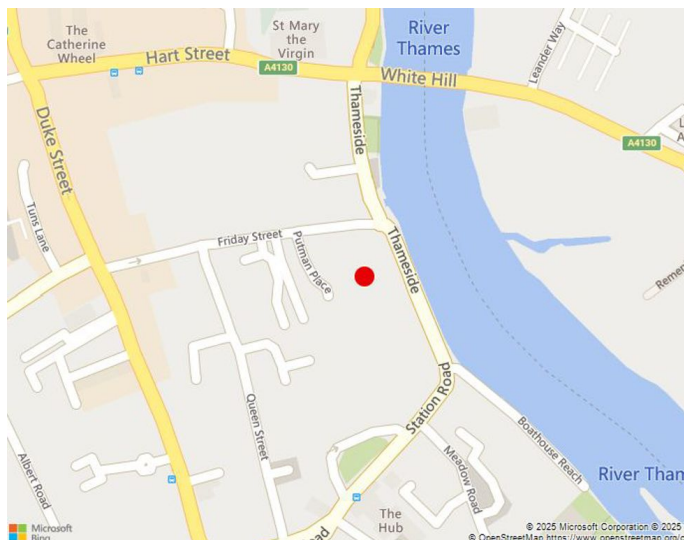
The property is elected to pay VAT.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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