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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Unit 1, Rotten Row Farm, Hambleden, Henley-on-Thames RG9 6NB

2,691 sq ft (249.99 sq m)

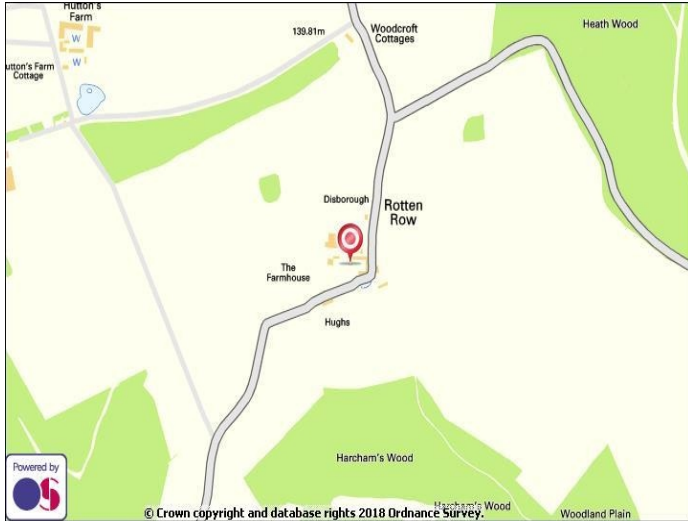
£45,000 per annum

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Rotten Row is a delightful hamlet located approximately 4 miles from Henley-on-Thames and 6 miles from Marlow with good access to both the M4 and M40 motorways.

## Description

Attractive ground and first floor (mezzanine) self-contained barn offices to let with 4 parking spaces in a rural setting. The property is heated by electric storage heaters.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,887	175.3
First Floor Mezzanine	604	56.11
<b>Total Area</b>	<b>2,691</b>	<b>249.99</b>

## EPC

EPC rating is E.

## VAT

VAT is not payable in respect of this property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

The property is available by way of a new FRI lease subject to a minimum term of 5 years, to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

## Business Rates

Rateable Value : £33,500

Rates Payable : £16,716.50

Interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 461000.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

## Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

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