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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



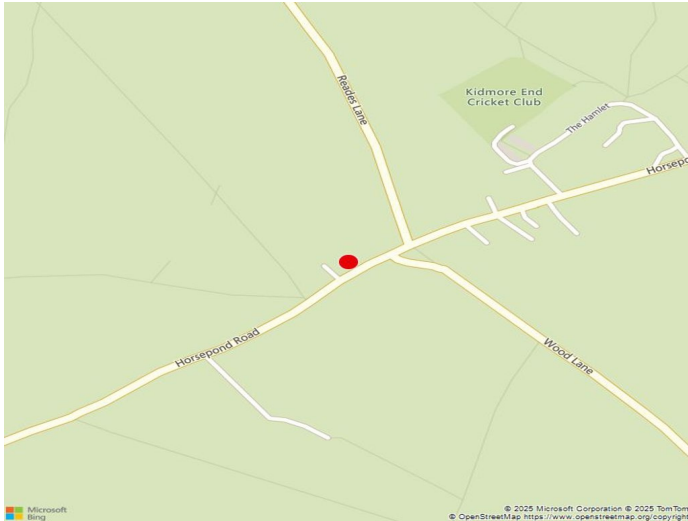
Withy Copse, 1st Floor East, Horsepond Road, Kidmore End RG4 9HN  
222 sq ft (20.62 sq m)

£3,885 per annum

**SIMMONS & SONS**

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## Location



Withy Copse is situated 5.5 miles north of Reading and 6.5 miles south-west of Henley-on-Thames. The property is located on Horsepond Road between Gallowstree Common and Cane End.

## Description

This first floor office is part of a recently built office building comprising 2 ground floor and 2 first floor rooms. It has its own small kitchenette and shared WC facilities and 2 parking spaces. This attractive office is set in a quiet, wooded location.



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
First Floor East	222	20.62
<b>Total Area</b>	<b>222</b>	<b>20.62</b>

## EPC

EPC is C.

## VAT

VAT is payable in respect of this property.

## Legal Costs

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

## Terms

First Floor East - £3,885 per annum.

Service charge of approximately £1,000 per annum is applicable.

## Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

## 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://RICS.org)

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