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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office/Storage



1/1a Thamesview, Newtown Road, Henley-on-Thames RG9 1HG

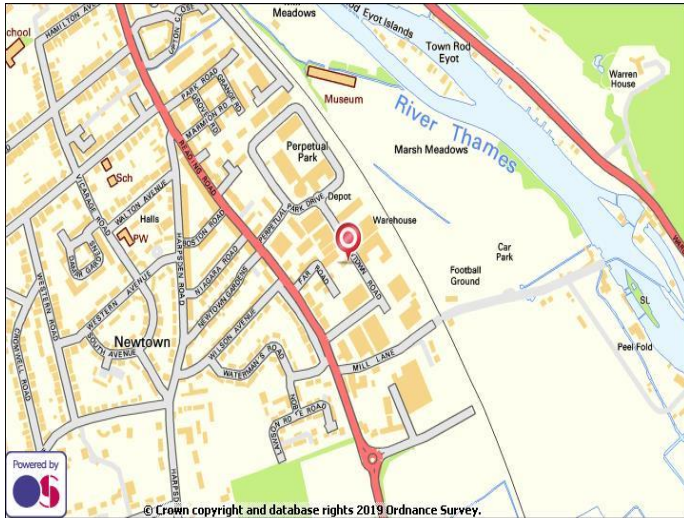
2,626 sq ft (243.96 sq m)

£20,000 per annum

**SIMMONS & SONS**

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## Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

The property is located on the Newtown Road Industrial Estate, the principal business park serving Henley-on-Thames, located south of the town centre and easily accessible from both the town centre and Reading via the A4155. The train station is a short walk away.

## Description

Unit 1/1a Thamesview is a ground and first floor basic office/storage at the entrance to this popular mixed use estate which comprises a range of both office and industrial occupiers.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,438	133.59
First Floor	1,188	110.37
<b>Total Area</b>	<b>2,626</b>	<b>243.96</b>

## EPC

EPC rating to be confirmed.

## 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

A new FRI lease for a term by arrangement.

## 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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