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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Storage



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

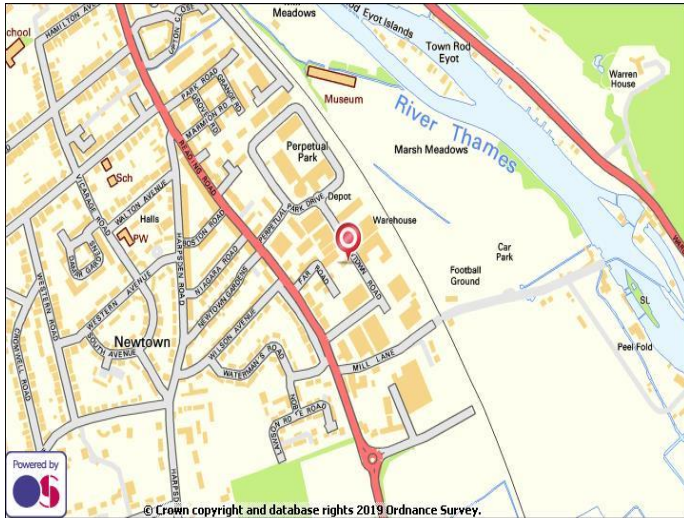
2,626 sq ft (243.96 sq m)

£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
Total Area	2,626	243.96

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

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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.uk)

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