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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale/To Let - Office



21 Old Brewery Lane, New Street, Henley-on-Thames RG9 2DE

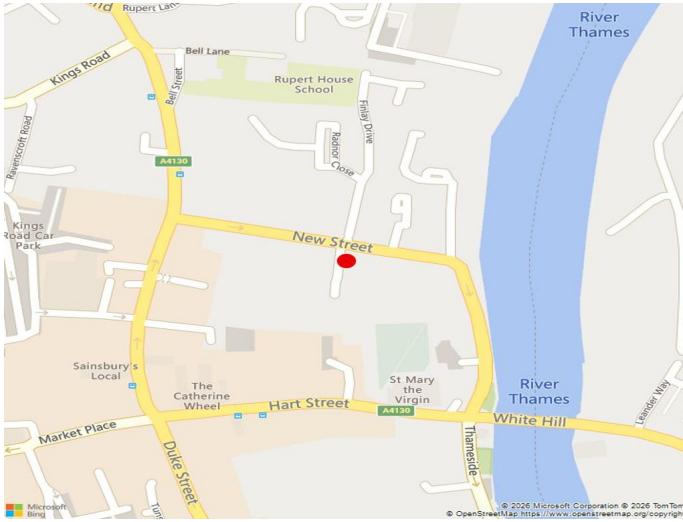
756 sq ft (70.23 sq m)

Price on application £29,000 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.

## Description

21 Old Brewery Lane, is one of a small number of high quality office conversions in the former Brakspear's Brewery site. The offices are conveniently located a short distance from Henley-on-Thames town centre and the riverside. The accommodation benefits from a pleasant courtyard setting and provides open plan offices looking onto New Street with good natural light and air-conditioning and a car parking space.

\*The owner may also consider selling the freehold\* - POA



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Office	534	49.61
First Floor Office	222	20.62
<b>Total Area</b>	<b>756</b>	<b>70.23</b>

## EPC

EPC rating D

## 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 effective FRI lease for a term by arrangement.

## Business Rates

Rateable Value : £19,250

Rates Payable : £8,316

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://www.rics.org)

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