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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

## To Let - Serviced Offices Up To 26 Workstations



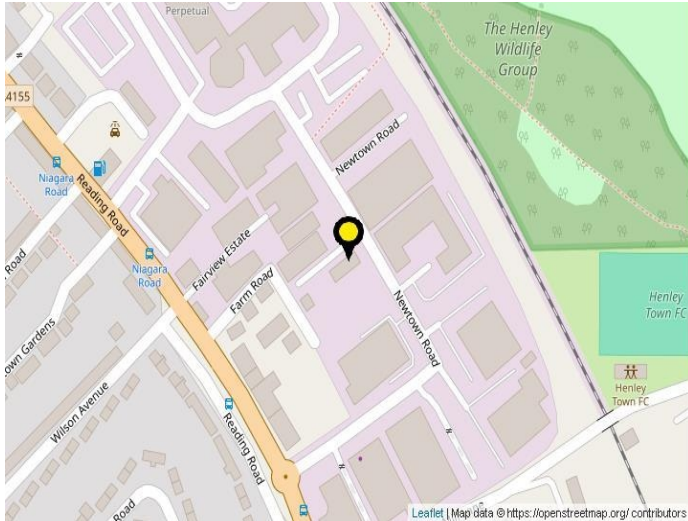
Henley Village, Newtown House, Newtown Road, Henley-on-Thames RG9 1HG  
1,385 sq ft (128.67 sq m) £4,200 per month

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# 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. Newtown road is just over a mile south of Henley town centre and within walking distance of the Tesco superstore.

## Description

All-inclusive quality ground floor serviced offices (from 18 to 26 workstations). The space includes a communal reception area and wc facilities plus private boardroom and separate 3 person office plus a comms/copier room. \*Rental figure fully inclusive to include business rates, cleaning, refuse and coffee machine\*. Broadband (Zoom) is connected but tenant liable for their own internet. Up to 8 parking spaces are available at additional cost.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor (RHS)	1,385	128.67
Reception	476	44.22
<b>Total Area</b>	<b>1,385</b>	<b>128.67</b>

## EPC

The EPC rating for this property is C.

## VAT

VAT is applicable and will be charged.

## Legal Costs

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

## Terms

A new flexible lease for a term by arrangement. Short term leases available.

## Business Rates

Rates are included and part of the rental package. 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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