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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Unit 10, Thamesview, Newtown Road, Henley-on-Thames RG9 1HG

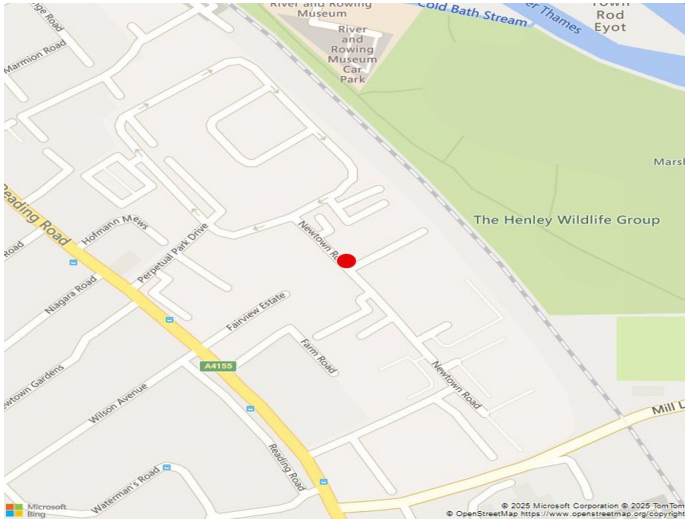
1,785 sq ft (165.83 sq m)

£18,000 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

Ground and first floor offices with parking. The unit is situated on Thamesview Industrial Estate off Newtown Road and is just a 5 minute drive into Henley town centre. Henley railway station is approx a 15 minute walk.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	841	78.13
First Floor	944	87.7
<b>Total Area</b>	<b>1,785</b>	<b>165.83</b>

## EPC

The EPC rating is awaiting confirmation.

## VAT

VAT is elected and will be charged

## 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

Rateable Value : £14,250

Rates Payable : £5,333.06

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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