

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



The Old Dairy, Stonor Park, Stonor, Henley-on-Thames RG9 6HF

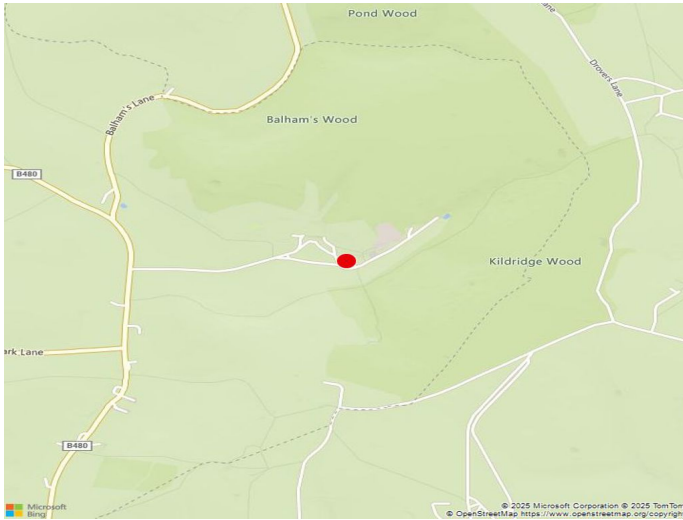
2,907 sq ft (270.06 sq m)

£60,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Stonor Park Estate is situated in an unspoilt valley in the Chilterns, approximately 7 minutes from Henley-on-Thames and has good access to the M4 and the M40 motorways, and the larger centres of Reading, Oxford, Maidenhead and Heathrow. There is a mainline train service from Henley-on-Thames to London (Paddington), taking approximately 45 minutes.

Description

The Old Dairy is part of a traditional range of estate barns, set in a stunning location, sympathetically converted to provide high quality modern offices and an unrivalled working environment. The office is within use class E allowing for various alternative uses including retail, catering and farm shop etc and benefits from plenty of parking, a shower, gated security and high speed fibre broadband and access to the onsite public cafe.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,970	183.01
First Floor	902	83.8
Kitchen	35	3.25
Total Area	2,907	270.06

EPC

The EPC rating is E.

VAT

The rent is inclusive of VAT.

Legal Costs

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

Terms

A new IRI lease for a term by arrangement and service charge, which includes management, security and water.

Service charge is £1,500 plus VAT per quarter.

Business Rates

Rateable Value : £53,000

Rates Payable : £25,440

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with Joint Sole Marketing Agents:

John Jackson
 Simmons & Sons Henley-on-Thames office
 Tel: 01491 571111
 Email: commercial@simmonsandsons.com

Sophie Holder
 Savills (UK) Ltd Oxford office
 Tel: 01865 269104 Email: saholder@savills.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)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
 Henley-on-Thames
 Oxon
 RG9 2BH
 T: 01491 571111

1 High Street
 Marlow
 Bucks
 SL7 1AX
 T: 01628 4843531

12 Wote Street
 Basingstoke
 Hants
 RG21 7NW
 T: 01256 840077

Peper Harrow
 The Estate Office
 Godalming
 GU8 6BQ
 T: 01483 418151