# To Let - Office/Clinic/Studio

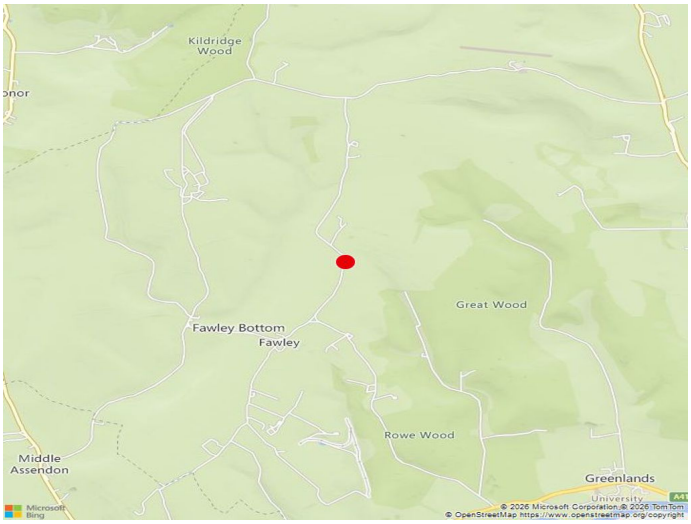


Lower Woodend Barn, Fawley, Henley-on-Thames RG9 6JF

412 sq ft (38.27 sq m)

£8,000 per annum

## Location




Lower Woodend Barn is situated in the village of Fawley, conveniently located for both Henley-on-Thames and Marlow which are approximately 4 and 5 miles distance respectively.

## Description

Lower Woodend Barn is part of a traditional farmyard which has been converted to provide high-quality office accommodation in a delightful rural setting in the Thames Valley.
The premises provide a ground floor open plan office with good natural lighting and extensive car parking.



## Accommodation

The accommodation comprises the following net internal areas: 412 sq ft

| Floors | sq ft | sq m |
|---|---|---|
| **Total Area** | **412** | **38.27** |

## EPC

EPC - C

## VAT

VAT is 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 IRI lease on terms to be agreed. Quoting rent: £8,000 per annum.

## Business Rates

Rateable Value : £6,400
Some businesses may be eligible for Small Business Rates Relief. Interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 46100.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: 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

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