To Let - Office

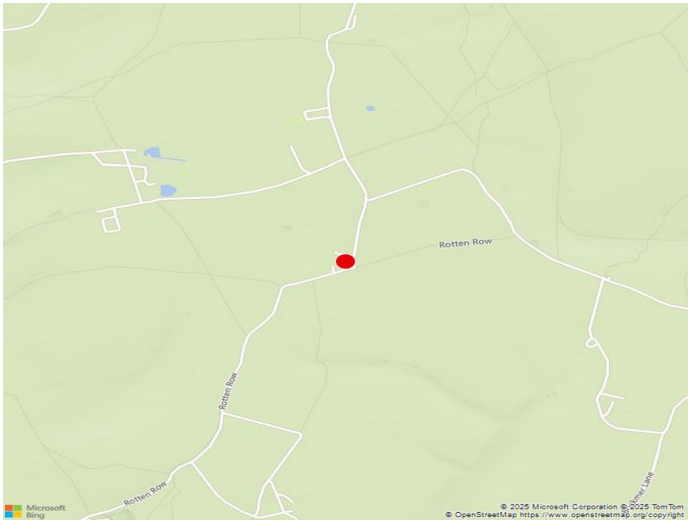


Unit 3, Rotten Row Farm, Hambleden, Henley-on-Thames RG9 6LT

1,309 sq ft (121.61 sq m)

£25,000 per annum

Location



Rotten Row is a delightful hamlet located approximately 4 miles from Henley on Thames and 6 miles from Marlow with good access to both the M4 and M40 motorways.

Description

The offices form part of a brick and flint barn conversion which provides good modern office accommodation. Unit 3 comprises a reception area with predominantly open-plan ground floor offices, a large kitchen and separate male and female WCs. On site parking.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Office	1,309	121.61
Total Area	**1,309**	**121.61**

EPC

EPC not required.

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

The property is available by way of a new lease on terms to be agreed, subject to a minimum term of two years, to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Business Rates

Rateable Value : £12,500
Some occupiers may be able to benefit from Small Business Rates Relief. Interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 461000.

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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