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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



FRONT ELEVATION - A

Highlands Park, Highlands Lane, Henley-on-Thames RG9 4PR **Asking Price £1.0 – £1.5 million**

Development for Flexible Uses, 6 Commercial Units, 37 Car Parking Spaces

Freehold

Highlands Park, Highlands Lane, Henley-on-Thames RG9 4PR

- Freehold Development Site
- 6 Units with 37 Parking Spaces
- Extends to 0.905 acres
- Flexible Commercial Uses
- Serviced Site

A site with outline planning consent for a small commercial office scheme providing 6 high quality, self-contained office buildings with 37 car parking spaces in a rural setting. (The community use building is not included as Crest Nicholson are obliged to construct this).

Highlands Park is the small business park, which forms part of the Crest Nicholson residential scheme and is located approximately 1.5 miles from Henley town centre.

Henley-on-Thames is famous for the Henley Royal Regatta and Henley Literary Festival held each summer and is one of the most scenic Thames Valley towns, established as a thriving commercial centre for retail and leisure facilities. The town lies approximately 35 miles west of London and is readily accessible to both the M40 and M4 motorways and Heathrow Airport. Reading is approximately 6 miles south of Henley and offers a mainline rail service to London.



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ACCOMODATION

Unit	sq ft
Unit 1	2,878
Unit 2	2,978
Unit 3	2,978
Unit 4	2,978
Unit 5	3,085
Unit 6	3,085
Total Area	**17,982**

COMMENT ON GDV

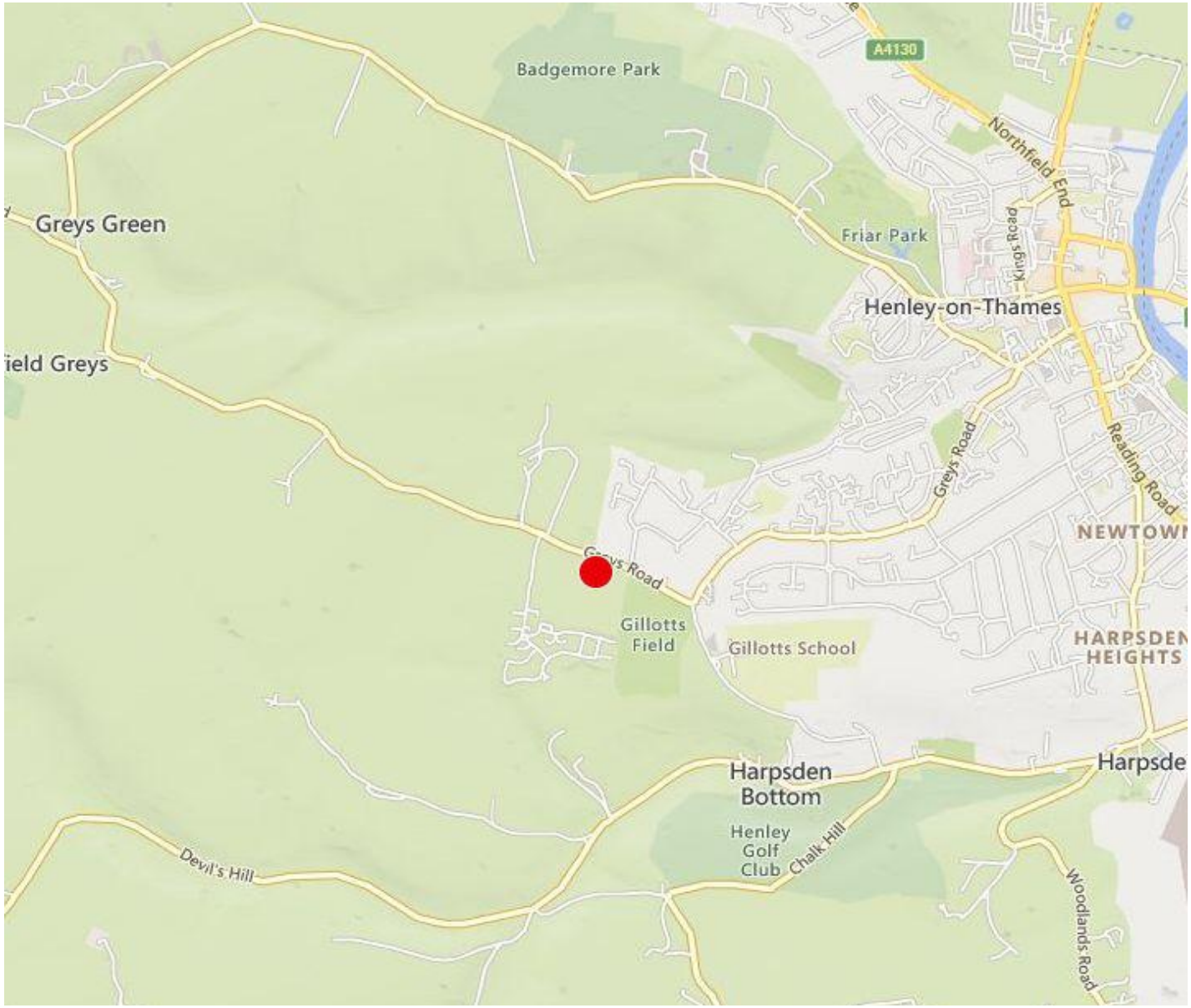
Fully let at approximately £30 per sq ft would yield a total income in excess of £539,000 per annum.

This would give an estimated GDV of approximately £5.9 million which equates to £327 per sq ft.

PLANNING

Planning Reference: **P25/S0209/FUL**

https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/S0209/FUL



Local Authority –

South Oxfordshire District Council

VIEWINGS - Strictly by appointment only with:

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