To Let - Office

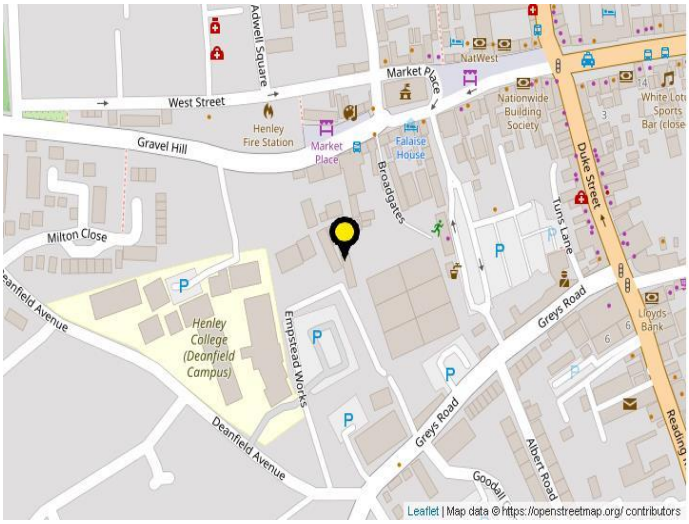


Office 7 Henley Enterprise Park, Greys Road, Henley-on-Thames RG9 1UF

281 sq ft (26.1 sq m)

£8,000 per annum

Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities. The property is located on Henley Enterprise Park, accessed via Stuart's Lane off Greys Road, a short walk to the town centre with its associated amenities.

Description

A self-contained first floor office providing flexible working space within a well-established business park in the centre of Henley-on-Thames.
There is one parking space available.
The estate is now connected to fibre broadband.



Accommodation

The accommodation comprises the following net internal areas: 281 sq ft

Floors	sq ft	sq m
Office 7	281	26.1
Total Area	**281**	**26.1**

EPC

The EPC rating for this property is E114.

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 connection with this transaction.

Terms

All inclusive rent to include business rates, electricity, heating, security and building insurance (excludes broadband and telephone).
Flexible terms available with 3 months mutual rolling break.

Business Rates

Business rates are included in the rent.

Contact

Strictly by appointment with the Sole Agent.
For more information or to arrange a viewing, please contact:

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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