To Let - Office/Storage

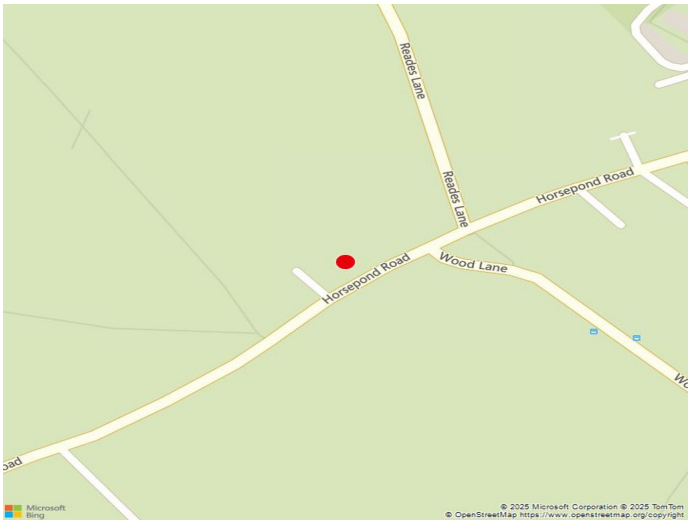


Withy Copse, Ground Floor West, Horsepond Road, Kidmore End RG4 9HN

201 sq ft (18.67 sq m)

£3,518 per annum

Location



Withy Copse is situated 5.5 miles north of Reading and 6.5 miles south-west of Henley-on-Thames. The property is located on Horsepond Road between Gallowstree Common and Cane End.

Description

This ground floor office is part of a recently built office building comprising 2 ground floor and 2 first floor rooms.
It has its own small kitchenette, shared WC facilities and two parking spaces.

This attractive office is set in a quiet, wooded location.



Accommodation

The accommodation comprises the following net internal areas: 201 sq ft

Floors	sq ft	sq m
Ground Floor West	201	18.67
Total Area	**201**	**18.67**

EPC

EPC rating is 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

Ground Floor West - £3,518 per annum

Service charge of approximately £1,400 plus VAT per annum is applicable.

Business Rates

Some businesses may be eligible for small business rates relief.
Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

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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