To Let - Office

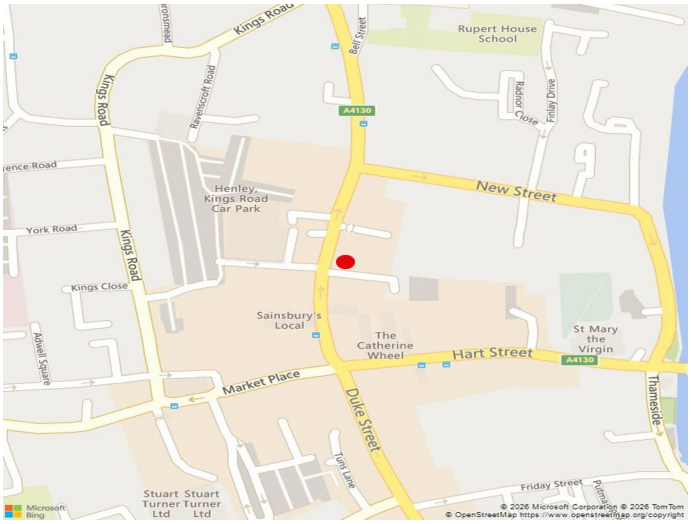


Office 9, 32 Bell Street, Henley-on-Thames RG9 2BH

155 sq ft (14.4 sq m)

£7,800 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. Bell Street is in the heart of the town centre, close to shops, restaurants and other local high street amenities. The town benefits from a railway station providing services to London, Paddington via Twyford.

Description

Simmons & Sons are offering an office in their own period building in Henley town centre. Office 9 is on the ground floor with shared kitchen and WC facilities. To be let on an all inclusive basis.
Please note there is no car parking available.



Accommodation

The accommodation comprises the following net internal areas: 155

Floors	sq ft	sq m
Total Area	**155**	**14.4**

EPC

The EPC rating for this property is D.

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

A new licence for a minimum term of one year on terms to be agreed.

Rent includes rates, water, heating, lighting, electricity, insurance, cleaning and maintenance of the common parts.

Tenants will be responsible for their own telephone and broadband connection charges.

Business Rates

Business rates are included in the rent.

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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