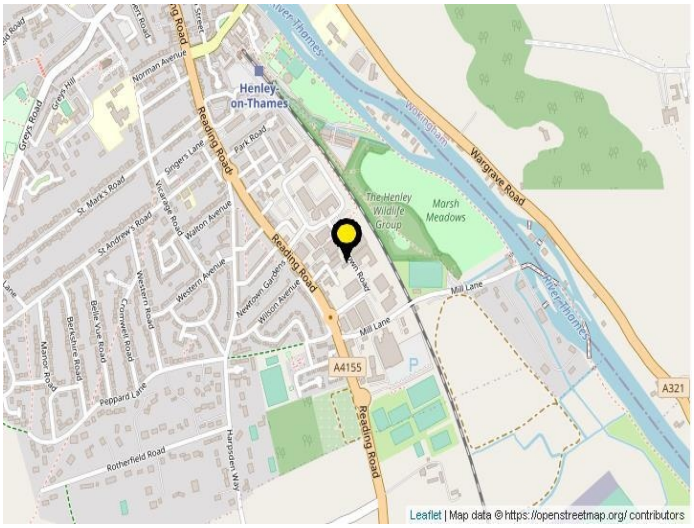
# To Let - Office/Industrial




Unit 4 Thamesview, Newtown Road, Henley-on-Thames RG9 1HG

2,392 sq ft (222.22 sq m) £30,000 per annum

## Location




Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

## Description

Ground and first floor offices with ample car parking on the popular Thamesview Industrial Estate. A mixture of well-lit open-plan offices and meeting rooms.
Approximately 11 car parking spaces to the front and side of the premises.



## Accommodation

The accommodation comprises the following net internal areas: 2,392 sq ft

| Floors | sq ft | sq m |
|---|---|---|
| Ground Floor | 1,147 | 106.56 |
| First Floor | 1,245 | 115.66 |
| **Total Area** | **2,392** | **222.22** |

## EPC

The EPC rating is D.

## VAT

VAT is not payable on this property.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

A new FRI lease for a term by arrangement.

## Business Rates

Rateable Value : £28,250
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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