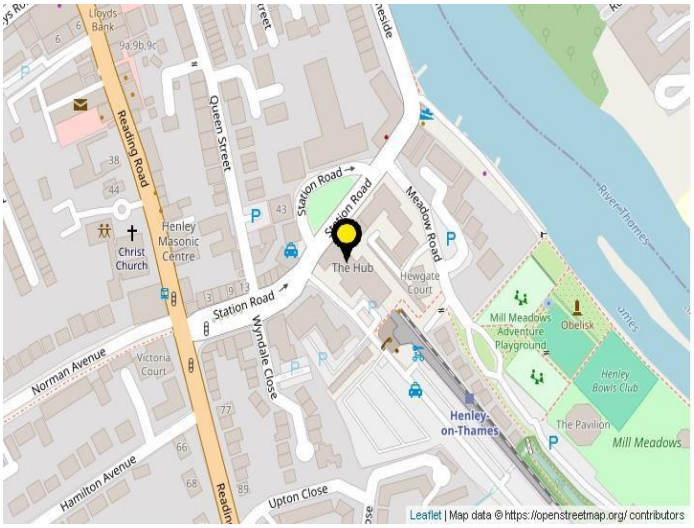
To Let - Office



The Hub, Suite 6 (104), 14 Station Road, Henley-on-Thames RG9 1AY

1,370 sq ft (127.27 sq m) £40,000 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

The Hub comprises an attractive, modern, first floor, air-conditioned office suite with kitchenette. The property benefits from 3 car parking spaces and is located adjacent to Henley-on-Thames train station. Ancillary storage on the third floor is available by separate arrangement.

Inclusive Rental includes business rates, electricity water and service charge. Tenant responsible for their own internet.



Accommodation

The accommodation comprises the following net internal areas: 1,370 sq ft

Floors	sq ft	sq m
First Floor	1,370	127.27
Total Area	**1,370**	**127.27**

EPC

The EPC rating is D.

VAT

VAT is applicable and charged on the rent.

Legal Costs

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

Terms

All inclusive, flexible, short term lettings to include rates, electricity, water and service charge. 3 car parking spaces are included.

Business Rates

Business rates are included.
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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