To Let - Office

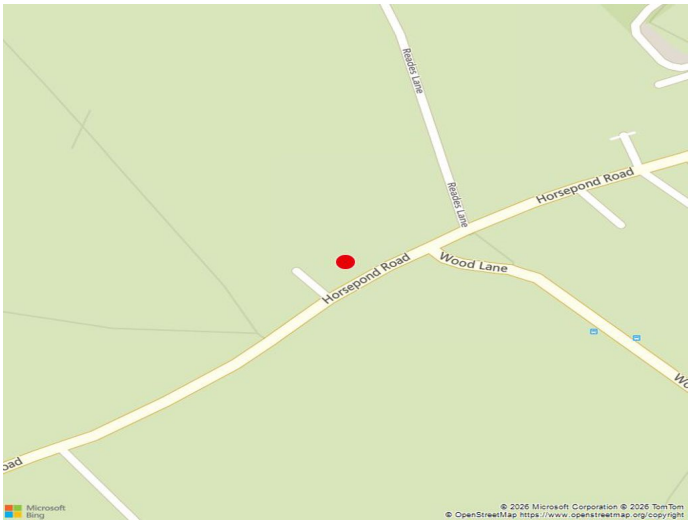


Withy Copse, 1st Floor West, Horsepond Road, Kidmore End RG4 9HN

222 sq ft (20.62 sq m)

£3,885 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 first 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 and shared WC facilities and 2 parking spaces.

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



Accommodation

The accommodation comprises the following net internal areas: 222

Floors	sq ft	sq m
First Floor West	222	20.62
Total Area	**222**	**20.62**

EPC

EPC 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

First Floor West - £3,885 per annum.

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

Business Rates

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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