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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Class E



The Stable, Lavells Farm, West End Green, Stratfield Saye RG7 2DT

379 sq ft (35.21 sq m)

£8,500 per annum

SIMMONS & SONS

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Location



Lavells Farm is located just off the Mortimer Lane in West End Green and lies 10 miles south of Reading town centre and 8 miles to the north of Basingstoke. The A33 is just a 10 minute drive away.

Description

The Stable is a fully refurbished attractive ground floor office with exposed beams. The unit has ample car parking, in a lovely rural setting overlooking farmland with electric gated entrance and CCTV. The unit benefits from new electric panel heating, LED lighting and its own WC facilities. There is a modern kitchen including fridge and dishwasher.

The Old Dairy Office next door is also available to rent.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
The Stable	347	32.24
Total Area	379	35.21

EPC

The EPC rating for this property is pending.

VAT

The property is VAT elected.

Legal Costs

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

Terms

Available on a new lease on a term to be agreed.

Business Rates

Business rates to be assessed. Basingstoke and Deane Council.

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](https://www.rics.org/uk/for-the-industry/rental-property/code-of-practice-on-commercial-leases/)

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