HASLAMS
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET

GARAGE / WORKSHOP UNIT

Blounts Court Road Peppard Common
Henley on Thames RG9 5EU

TYPE	WORKSHOP / INDUSTRIAL UNIT
TENURE	LEASEHOLD
SIZE	3,833 SQ FT (326.09 SQ M)

KEY POINTS

- Garage / workshop with motor trade use
- Village location
- Roadside prominence
- External forecourt
- New leasing opportunity

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Location

The Garage lies in the village of Peppard Common which lies roughly 5 miles to the north of Reading and approximately 4 miles to the south-west of Henley on Thames. It is situated on the north side of Blount Court Road just to the east of its junction with the B481 Gravel Hill / Peppard Hill road. The larger village of Sonning Common which offers a good selection of everyday shopping facilities, can be found approximately ½ a mile to the south.

Description

The current arrangement provides a showroom/ reception to the front of the property with a garage workshop to the rear which can be accessed from the showroom, a concertina shutter door on the front elevation and side elevation concertina door large enough for vehicles.

Above the toilets and storage there is a mezzanine providing extra storage / office space. The warehouse has 3.7m eaves height and a shutter door measuring 3.7h x 3.6w.

Accommodation

Approximate floor areas measured on a GIA basis:

Floor	sq m	sq ft
Showroom	77.38	833
Warehouse	211.81	2,280
Mezzanine	40.78	439
Toilets & Storage	26.10	281
Total	326.09	3,833
Loading Bay Area	8.37	90

Energy Performance Asset Rating

D:91

Business Rates 2026/27

Rateable Value: £22,000

Terms

The property is available to rent on a new lease on terms to be agreed with the landlord.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.

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MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
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