hicks baker
commercial property

To Let



Van Alloys Business Park

Henley-on-Thames, RG9 5QW

Modern warehouse/industrial unit with excellent parking. Conveniently located near to Reading and Henley on Thames.

2,324 sq ft
(215.91 sq m)

- Modern warehouse/industrial unit
- 3 phase power supply
- Good sized yard area/parking
- WC facilities
- Easy reach of Henley, Wallingford and Reading
- 5.5m eaves at apex

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Summary

Available Size	2,324 sq ft
Rent	£30,212 per annum
Rates Payable	£3.50 per sq ft Approximate. Based on April 2026 valuation. Subject to re-valuation
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B







Description

The available accommodation are modern brick built commercial unit.
Unit 20 is a traditional light industrial/warehouse unit with double door front access, concrete floors and WC/Kitchen facilities. Parking is available in the communal car parking area. There are two double doors to the front and two small office areas. The unit could work well as a workshop or storage facility.

Location

Van Alloys Business Park is located in the affluent and busy village of Stoke Row. Access to the estate is via Busgrove Lane. Stoke Row is situated 8 miles north of Reading and 6.5 miles west of Henley on-Thames, between the M40 and M4 motorways providing easy access to London and the rest of the country via the motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 26+27	3,090	287.07	Let
Unit - 20	2,324	215.91	Available

Viewings

Viewings are available by prior appointment with the sole agents Hicks Baker.

Terms

A new lease is available from the landlord on terms to be agreed.

Viewing & Further Information



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