PageHardyHarris
your property is our business



Open plan office in a Courtyard setting

21 Old Brewery Lane

Henley-on-Thames, RG9 2DE

Office

TO LET / FOR SALE

756 sq ft

(70.23 sq m)

- Virtual freehold office opportunity
- Suitable for Use Class E businesses
- Close to the Town Centre
- Air Conditioning
- 1 Car parking Space
- Grade II listed building
- Modern offices with character

21 Old Brewery Lane, Henley-on-Thames, RG9 2DE

Summary

Available Size	756 sq ft
Rent	£22,500 per annum exclusive
Price	£360,000
Rates Payable	£8,316 per annum approx, from April 2026.
Rateable Value	£19,250
EPC Rating	D (98)

Description

Self-contained character split-level offices providing a modern working environment. Access is via stairs to the rear, leading to the communal courtyard. Benefits include air conditioning, electric wall-mounted heaters, good natural lighting, a kitchenette, fully carpeted and stairs to the first-floor mezzanine. The current layout is open plan, having been split into two working areas. There is a tenant currently in situ with the lease ending in June 2026. There is one allocated car parking space in the basement.

Location

Located off Hart Street also adjacent to the River Thames, approx 3 minute walk to the town centre. Within the close proximity, there are a variety of amenities such as Waitrose, Regal Picturehouse, Coppa Club and Cafe Nero. Henley benefits from a train station with direct access to Twyford, where Elizabeth line services are provided. By road lies Henley between Maidenhead and Reading with good access to the M4 within 15 minutes and approx 20 minutes to the M40.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	534	49.61
1st	222	20.62
Total	**756**	**70.23**

Viewings

By prior appointment with the agents.

Terms

£360,000 for the Long Leasehold plus a share of the Freehold Interest. There are 180 years remaining on the long leasehold; the ground rent is £800 per annum. The property can be let subject to landlord consent.

Legal Costs

Each party will be responsible for paying their own Legal Fees.

VAT

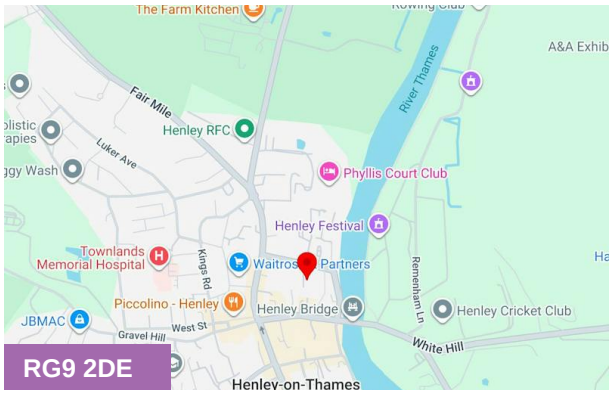
We understand that this property is elected for VAT.

Service Charge

Details upon application, current amount is £3,176.4 per annum payable quarterly in advance.







Viewing & Further Information



Mark Harris
01628 367439 | 07598450586
mark@pagehardyharris.co.uk



James Emes
01628439006 | 07806487124
j.emes@pagehardyharris.co.uk

John Jackson (Simmons & Sons)
01491 571111
commercial@simmonsandsons.com

More properties @ pagehardyharris.co.uk

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated on 08/10/2026