

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



Office 9, 32 Bell Street, Henley-on-Thames RG9 2BH

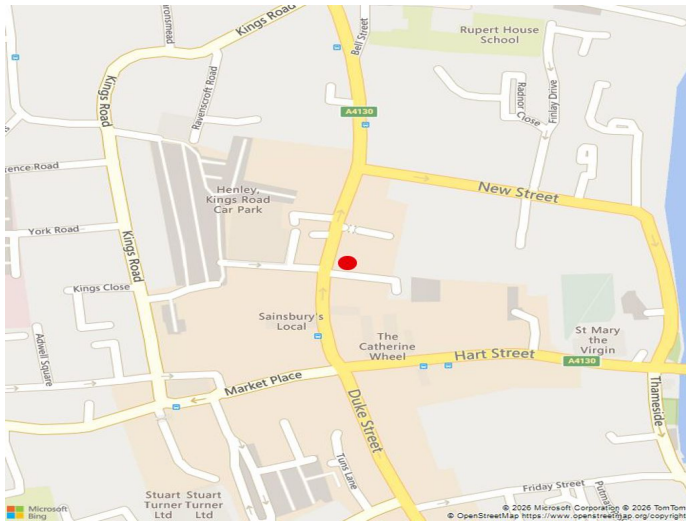
155 sq ft (14.4 sq m)

£7,800 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities. Bell Street is in the heart of the town centre, close to shops, restaurants and other local high street amenities. The town benefits from a railway station providing services to London, Paddington via Twyford.

Description

Simmons & Sons are offering an office in their own period building in Henley town centre. Office 9 is on the ground floor with shared kitchen and WC facilities. To be let on an all inclusive basis.

Please note there is no car parking available.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	155	14.4

EPC

The EPC rating for this property is D.

VAT

VAT is not payable in respect of this property.

Legal Costs

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

Terms

A new licence for a minimum term of one year on terms to be agreed.

Rent includes rates, water, heating, lighting, electricity, insurance, cleaning and maintenance of the common parts.

Tenants will be responsible for their own telephone and broadband connection charges.

Business Rates

Business rates are included in the rent.

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](http://www.rics.org)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
 Henley-on-Thames
 Oxon
 RG9 2BH
 T: 01491 571111

1 High Street
 Marlow
 Bucks
 SL7 1AX
 T: 01628 4843531

12 Wote Street
 Basingstoke
 Hants
 RG21 7NW
 T: 01256 840077

Peper Harrow
 The Estate Office
 Godalming
 GU8 6BQ
 T: 01483 418151