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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Class E



For illustrative purposes

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

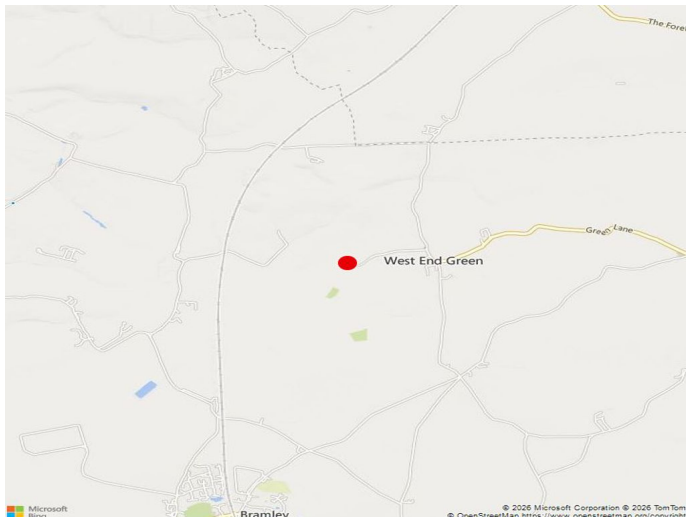
848 sq ft (78.78 sq m)

£21,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

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 Old Dairy is a fully refurbished attractive office with exposed beams arranged on ground and first floors. 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 Stable Office next door is also available to rent.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
The Old Dairy	848	78.78
Total Area	848	78.78

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-professionals/property/leasing/code-of-practice-on-commercial-leases/)

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

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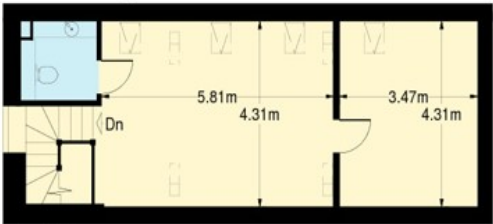
Lavells Farm,
West End Green,
Berkshire RG7 2DT

Not to scale
Survey Date - July 2026

www.ProplanUK.co.uk
This plan is for guidance only and must
not be relied upon as a statement of fact.



The Old Dairy

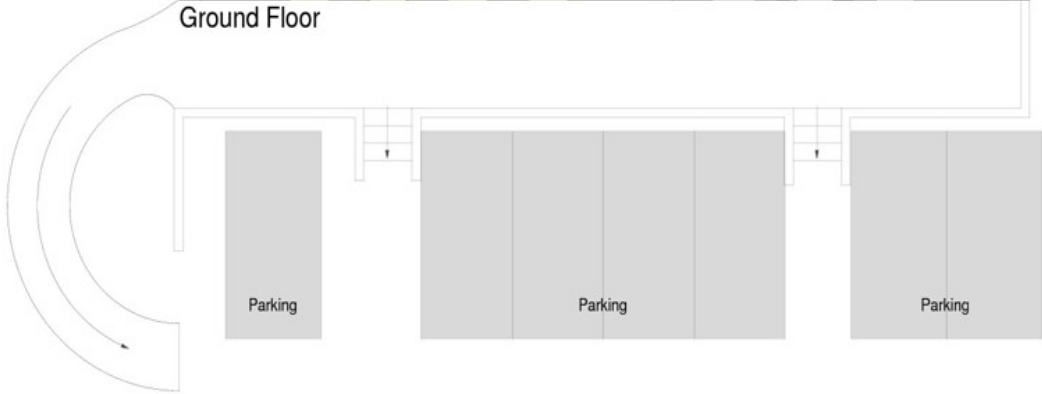


First Floor

The Stables



Ground Floor



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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	