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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office/Storage



The Old Dairy, Brooks Farm, Bath Road, Beenham, Reading RG7 5JB

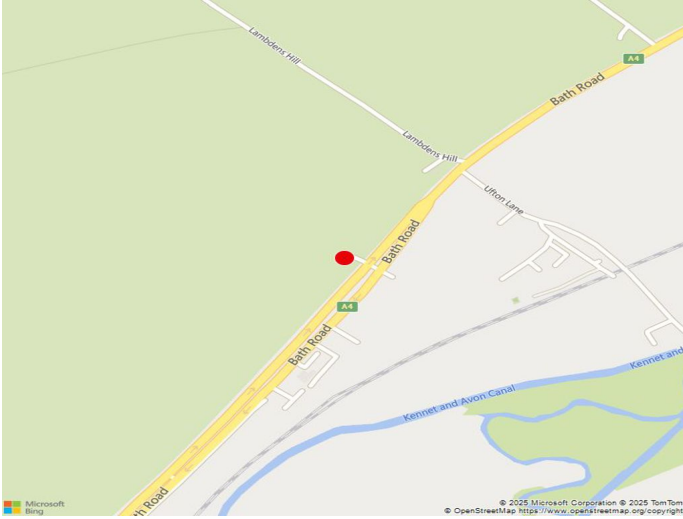
732 sq ft (68 sq m)

£13,000 per annum

**SIMMONS & SONS**

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Located just off the Bath road approx 7 miles south of Reading centre and 7 miles from Thatcham. The M4 motorway (Junction 12) is just 5 miles away.

## Description

The Old Dairy comprises an attractive ground and first floor office with ample parking. In addition there is open barn storage available by separate negotiation. The offices offer ground and first floor space with air cooling and heating, CCTV, kitchen facilities and separate wcs.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	441	40.97
Frist Floor	291	27.03
<b>Total Area</b>	<b>732</b>	<b>68</b>

## EPC

Awaiting EPC.

## VAT

VAT is applicable.

## Legal Costs

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

## Terms

A new flexible lease is available on a term to be agreed

## Business Rates

Rateable Value : £13,250

Rates Payable : £2,754.90

Interested parties should make their own enquiries directly with West Berkshire Council.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto: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://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

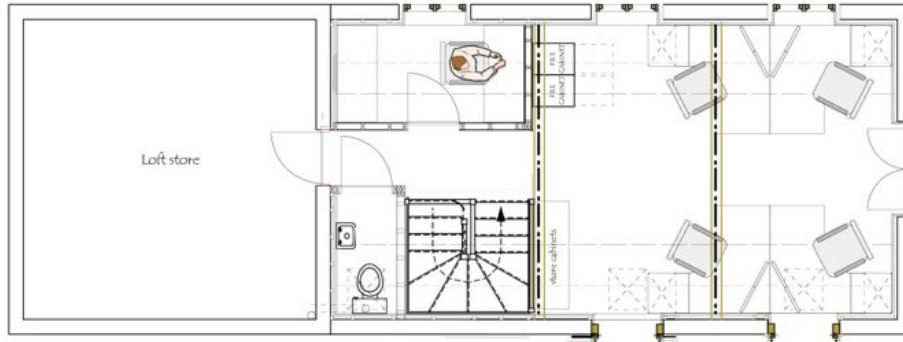
Commercial

Development

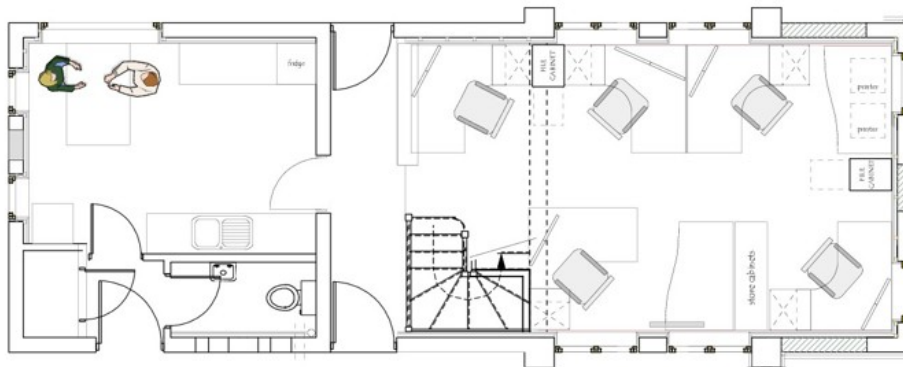
Rural

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FIRST FLOOR



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