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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office/Clinic



Offices, Butlers Lands Farm, Mortimer Lane, Stratfield Mortimer RG7 2AG

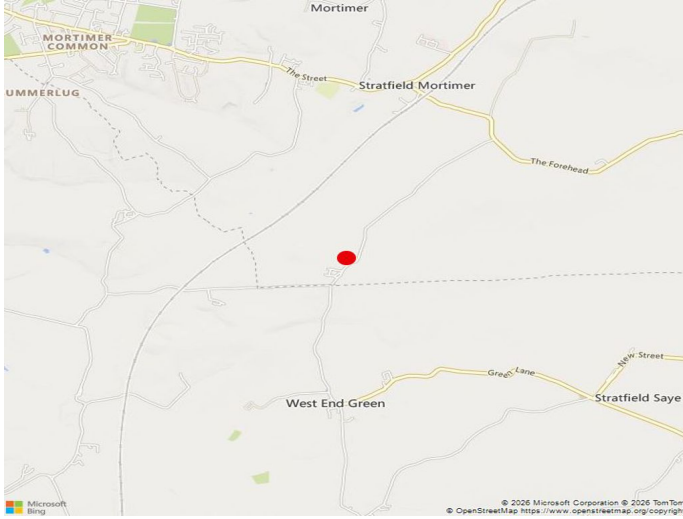
1,443 sq ft (134.05 sq m)

£25,000 per annum

**SIMMONS & SONS**

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## Location



Butlers Lands Farm is located just 3 miles south of Mortimer, 13 miles south of Reading and 9 miles north of Basingstoke and accessed off Mortimer Lane.

## Description

Good quality office/clinic/beauty space with air cooling, electric storage heating and parking. Arranged on ground and first floors the space offers flexible accommodation with open plan first floor and two treatment rooms on the ground floor. The current broadband is supplied by TalkTalk.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	883	82.03
First Floor	560	52.02
<b>Total Area</b>	<b>1,443</b>	<b>134.05</b>

## EPC

EPC pending.

## VAT

VAT is applicable and will be charged.

## Legal Costs

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

## Terms

A new flexible lease is available.

## Business Rates

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)

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