

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Workshop



Lockey Farm Workshops, Sindlesham Road, Reading, Berkshire RG2 9JH

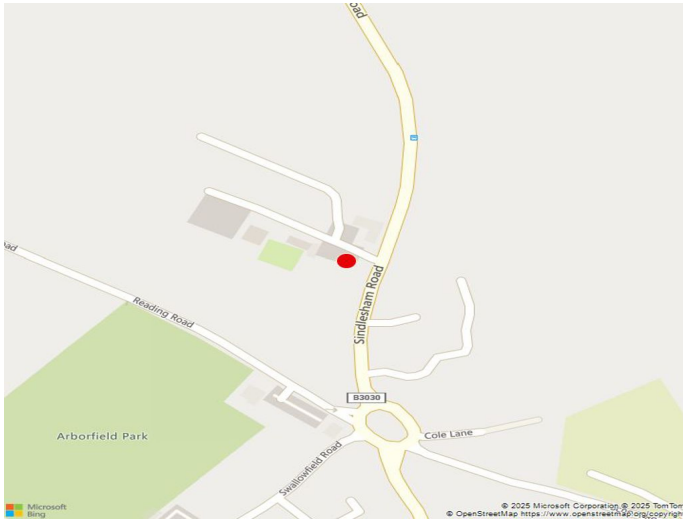
2,889 sq ft (268.39 sq m)

£29,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Arborfield Cross is just 7 miles south of Reading with Lockey Farm situated just off the B3030 Sindlesham road. The M4 motorway (junction 11) is just a 10 minute drive away.

Description

Workshop premises with rear roller shutter access. There are additional office/store areas and ample communal car parking shared with the retail farm shop and restaurant. The unit benefits from 3 phase power and a main rectangular open plan workshop space. Short term flexible leases.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground floor workshops	2,889	268.39
Total Area	2,889	268.39

EPC

Awaiting EPC.

VAT

VAT is not payable on the rent.

Legal Costs

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

Terms

A new lease is available on a term to be agreed

Business Rates

Landlord covers the business rates and will recharge the tenant on a proportional basis.

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