



## Van Alloys Business Park

Henley-on-Thames, RG9 5QW

**Modern showroom/  
industrial unit with excellent  
parking. Conveniently  
located near to Reading and  
Henley on Thames.**

**2,324 to 3,090 sq ft**  
(215.91 to 287.07 sq m)

- Modern showroom/industrial units
- 3 phase power supply
- Good sized yard area/parking
- WC facilities
- Easy reach of Henley, Wallingford and Reading
- 5.5m eaves at apex

# Van Alloys Business Park, Henley-on-Thames, RG9 5QW

## Summary

<b>Available Size</b>	2,324 to 3,090 sq ft
<b>Rent</b>	£14 per sq ft
<b>Rates Payable</b>	£20,736 per annum Based on April 2026 valuation
<b>Rateable Value</b>	£48,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	B

## Description

The available accommodation are modern brick built commercial units. Unit 26/27 front the estate and provide attractive commercial showroom/storage space with extensive glazing on the front. Most recently used as a car showroom the space has potential for a range of uses (STPP). The building benefits from an extensive yard/parking area of approx. 3,200 sq.ft. The minimum eaves height is 3.3m rising to 5.5m at the apex.

Unit 20 is a traditional light industrial/warehouse unit with double door front access, concrete floors and WC/Kitchen facilities. Parking is available in the communal car parking area. To be refurbished.

## Location

Van Alloys Business Park is located in the affluent and busy village of Stoke Row. Access to the estate is via Busgrove Lane. Stoke Row is situated 8 miles north of Reading and 6.5 miles west of Henley on-Thames, between the M40 and M4 motorways providing easy access to London and the rest of the country via the motorway network.

## Accommodation

The accommodation comprises the following areas:

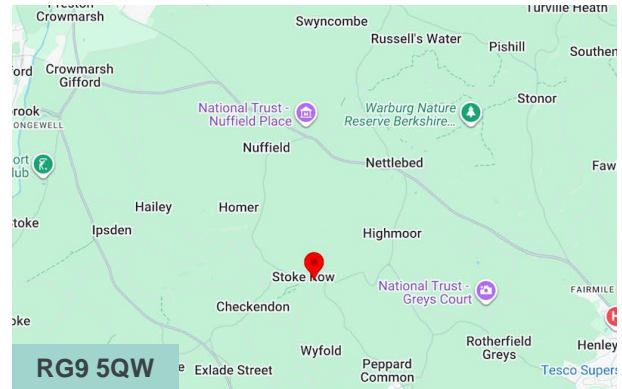
Name	sq ft	sq m	Availability
Ground - 26+27	3,090	287.07	Available
Unit - 20	2,324	215.91	Coming Soon

## Viewings

Viewings are available by prior appointment with the sole agents Hicks Baker.

## Terms

A new lease is available from the landlord on terms to be agreed.



## Viewing & Further Information



**Harry Gornall-King**

01189557075 | 07738104806

[h.gornall-king@hicksbaker.co.uk](mailto:h.gornall-king@hicksbaker.co.uk)