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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

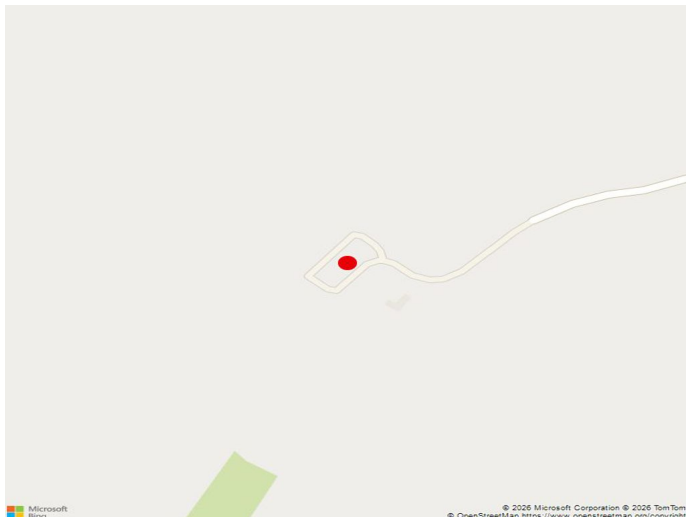
848 sq ft (78.78 sq m)

£21,000 per annum

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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-the-industry/code-of-practice-on-commercial-leases/)

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32 Bell Street
Henley-on-Thames
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RG9 2BH
T: 01491 571111

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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