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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Storage



The Old Finance Building, Greenlands, Marlow Road, Henley-on-Thames
RG9 3BW

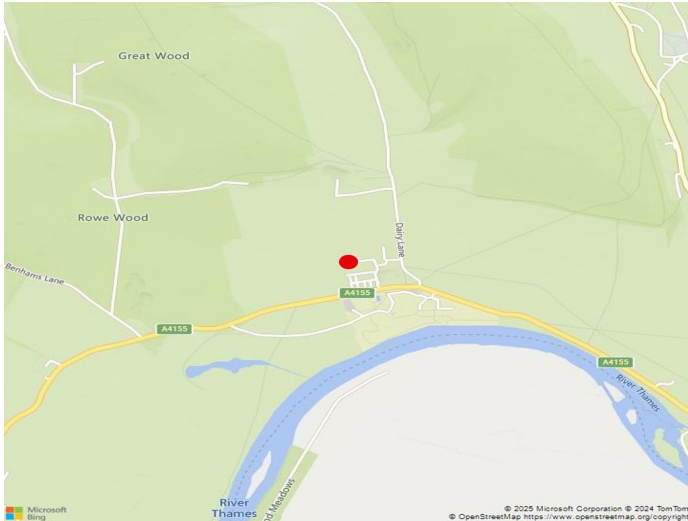
2,245 sq ft (208.56 sq m)

£35,000 per annum

SIMMONS & SONS

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Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs. Located just outside Henley on the Marlow road (A4155) at Greenlands, the offices offer bright open plan space with ample parking in a pleasant rural setting close to the river.

Description

The Old Finance Building is a ground floor class E use office. It is an open plan bright space on a single floor with roof skylights, electric heating and ample car parking. Only available on a short term flexible Lease.



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.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	2,245	208.56
Total Area	2,245	208.56

EPC

The EPC rating for this property is D.

VAT

VAT is not applicable (the landlord reserves the right to elect VAT in the future).

Legal Costs

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

Terms

A short term flexible lease for a term by arrangement.

Business Rates

To be assessed. Interested parties should make their own enquiries directly with Buckinghamshire Council on 0300 131 6000.

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-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

Sales

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