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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Storage



Units 1a And 1b Brook Farm, Beech Hill Road, Spencers Wood, Berkshire  
RG7 1HX

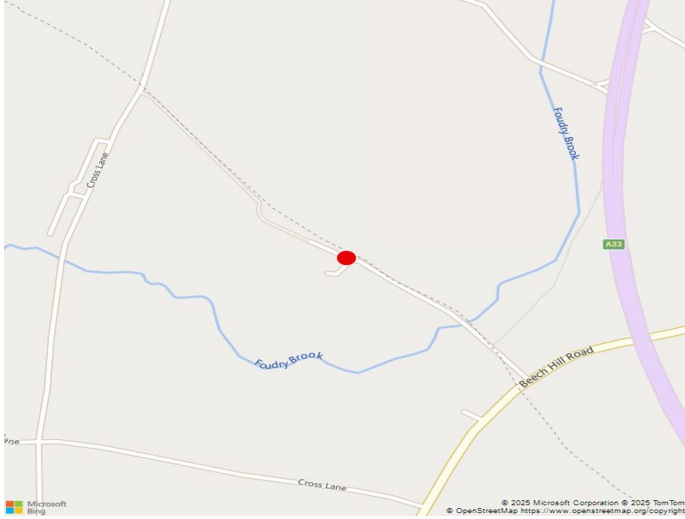
1,356 sq ft (125.97 sq m)

£16,400 per annum

**SIMMONS & SONS**

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## Location



Brook Farm is located just off Beech Hill road, adjacent to the A33 and 3 miles from Junction 11 of the M4 motorway. Reading town centre is just 6 miles north and Basingstoke 11 miles to the south.

## Description

Units 1a and 1b Brook Farm are new portal frame storage units with electric roller shutter entrance, single phase power, insulated roof panels with roof lights and floated concrete flooring. There is on site parking.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
<b>Total Area</b>	<b>1,356</b>	<b>125.97</b>

## EPC

N/A

## VAT

VAT is applicable and will be charged on the rent.

## Legal Costs

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

## Terms

A new FRI lease for a term by arrangement.

## Business Rates

New assessment will be required by West Berkshire District Council. Tenant to be responsible when rates are applicable.

## 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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