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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office

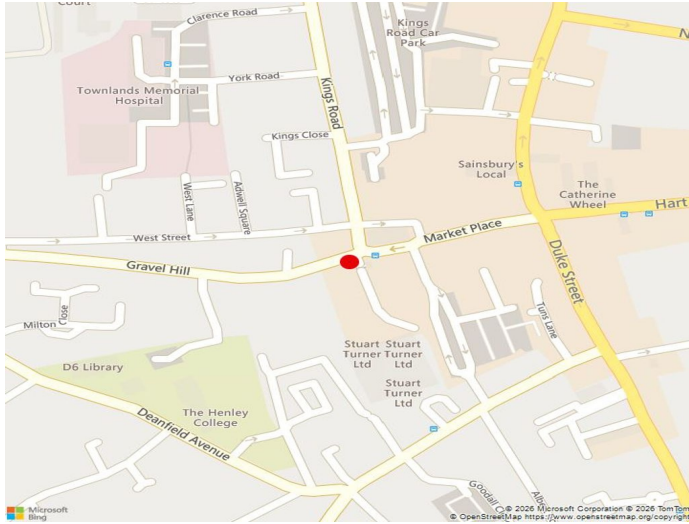


47b Ground Floor, Broadgates, Market Place, Henley-on-Thames RG9 2AD
1,233 sq ft (114.55 sq m) £22,000 per annum

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.

Description

Ground floor office in a Grade II Listed terraced building with good quality character accommodation on the ground floor, with further storage in the basement. The building has a number of period features including exposed beams and brickwork, and is presented to a high standard and has separate male and female WC facilities. The property can be accessed from Gravel Hill and from Broadgates. There are 2 parking spaces available on a separate licence.



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Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground floor office	866	80.45
Basement	367	34.09
Total Area	1,233	114.55

EPC

EPC E.

VAT

VAT is not applicable on this property.

Legal Costs

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

Terms

A new effective FRI lease for a term by arrangement.

Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562. If let as a single suite a new rating assessment will be required.

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-you/your-practice/your-practice/your-practice/)

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