

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Clinic/Financial

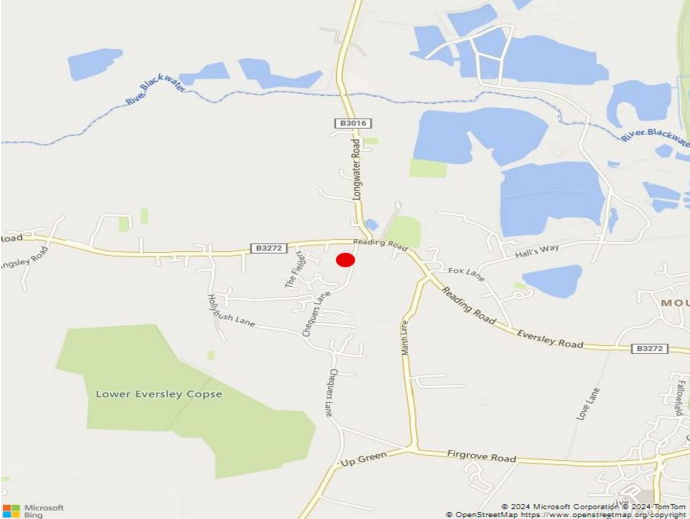


The Tithe Barn 1st Flr, Parfitts Farm, Eversley Cross, Hampshire RG27 0NT
1,050 sq ft (97.54 sq m) £23,800 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



The property is situated off the B3272 Eversley Cross and is well located with Wokingham 7 miles north, Camberley is 6 miles east and Basingstoke 14 miles south-west. Junction 4 of the M3 is just a 15 minute drive away.

Description

The Tithe Barn is an attractive first floor quality barn style office with ample car parking. Beamed open-plan office / studio space. Fibre internet speeds are 1,000mb upload and download. The property could also be used as a clinic.



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
First Floor	1,050	97.54
Total Area	1,050	97.54

EPC

EPC E.

VAT

VAT is not charged on rent.

Legal Costs

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

Terms

A new 6 year lease with a 3 year break option.

Business Rates

Interested parties should make their own enquiries.
First Floor Rateable Value £13,000.

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-business/leasing/code-of-practice)

Sales	Lettings & Management	Commercial	Development	Rural
32 Bell Street Henley-on-Thames Oxon RG9 2BH T: 01491 571111	1 High Street 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	