



Unit 2 Centenary Business Park, Station Road, Henley-on-Thames, RG9 1DS

FOR SALE

**RARE FREEHOLD MID TERRACED
INDUSTRIAL / WAREHOUSE UNIT**

**4,623 SQ FT
(429 SQ M)**

Unit 2 Centenary Business Park , Station Road, Henley-on-Thames RG9 1DS

DESCRIPTION

Unit 2 is a mid-terraced industrial/warehouse unit of steel portal frame construction with profile steel clad roof and a mix of steel clad and brick elevations. The unit is made up of warehouse with ground floor office and W/C provisions, with additional office and storage at first floor level.

The warehouse benefits from: concrete flooring, electronic tracked overhead shutter, fluorescent strip lighting and dedicated external yard and parking area.

Available on a freehold basis on terms to be agreed.

- ✓ Freehold available to purchase
- ✓ Electronic racked overhead shutter door 3.0m(h)x4.0(w)
- ✓ Dedicated external yard and parking area
- ✓ Ground and first floor office accommodation
- ✓ Kitchen and W/C facilities
- ✓ Close to Henley Centre and Railway Station



LOCATION

Unit 2 is located on Station Road at the entrance to Centenary Business Park, situated within walking distance to Henley on Thames railway station, serving routes to Twyford on the First Great Western operator. The nearby A321 provides access to Junction 10 of the M4 motorway along with the A4155 connecting to the centre of Reading.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Warehouse	3,215	299
Warehouse Mezzanine	862	80
First Floor Office	546	51
Total	4,623	429

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

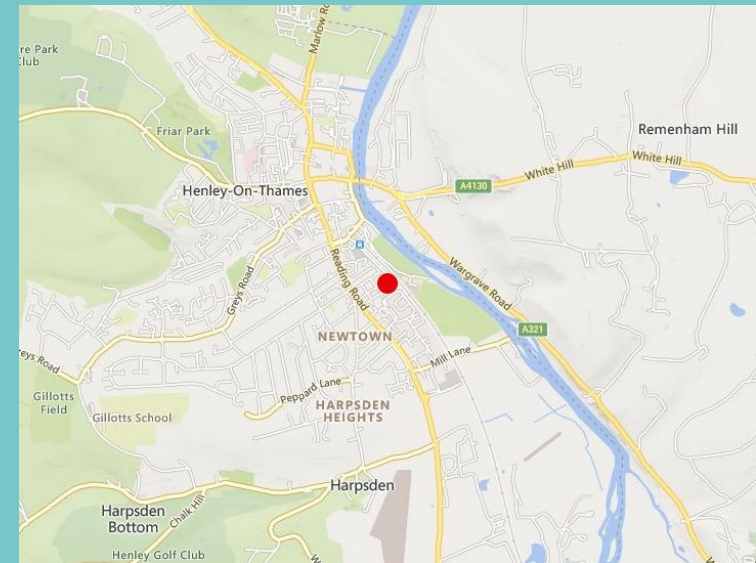
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Please visit www.voa.gov.uk for further information.

EXISTING TERMS

Existing lease in place dated 11th April 2020 at a passing rental of £25,177.40 per annum, this lease is holding over. Further details available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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