

# Offices to Let The Dutch Barn Manor Farm

Peppard Common – RG9 5LA

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square background.

BWP

# Office To Let – 730 - 1,461 sq ft (NIA)

The Dutch Barn, Manor Farm, Peppard Common, RG9 5LA

ASKING RENT FROM £11,000 pa



## Summary:

- An opportunity to lease a 1<sup>st</sup> floor self contained office.
- The property is located on Manor Farm in the village of Peppard Common close to Henley on Thames.
- Office use under Class E(c).
- Space Available From 730 sq.ft
- 2 Designated Parking Spaces together with ample additional parking on a first come first serve basis.

**We are instructed to offer the unit by way of a new 3 month rolling contract.**

**Asking Rent From £11,000 pa (excl)**

# The Dutch Barn, Manor Farm, Peppard Common, RG9 5LA

## ASKING RENT FROM £11,000 pa

### Location:

The Property is located at Manor Farm which is a popular Business Centre approximately 2.5 Miles to the West of Henley on Thames.

Henley is a historic and affluent market town located on the River Thames in South Oxfordshire, popular with families and London commuters alike.

### Description:

The property which is located on the first floor of an attractive weather boarded barn and consists of an open plan office totaling 1461 sqft which can be subdivided into two smaller offices if required. There are also demised Male & Female toilets, suspended ceiling and two demised parking spaces. Further parking is available on a first come first serve basis. The property is centrally heated.

### VAT:

The property is elected for VAT.

### Areas:

**Total NIA**      **136.12 m2**    **(1,461,5 sq ft)**

### Service Charge:

N/A

### Term:

The unit is being offered by way of a rolling 3-month contract.

### Asking rent from £11,000 pa

(exclusive of Business Rates, VAT and Insurance).

### Planning:

The property currently has Office use under Class E(c).

### EPC:

EPC certificate and report available on request.

### Business Rates:

The unit qualifies for small business rates relief.



NB. The plan is for identification only. © Crown Copyright OS 0100055500





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