

**Self Contained Town Centre  
Office To Let  
41 Station Road**

Henley on Thames – RG9 1AT

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

**BWP**

# Self Contained Town Centre Office To Let – 851 sq ft (GIA)

41 Station Road, Henley on Thames, Oxfordshire, RG9 1AT

**ASKING RENT £18,000 pa**



## Summary:

- An opportunity to lease a 851 sq ft self-contained office in central Henley on Thames.
- The property is located on Station Road close to the River Thames in the popular market town of Henley on Thames.
- 2 Minutes walk from the Station.
- Part furnished, ready for occupation.
- Open Plan Work Space, Meeting Room, Kitchen & W.C
- Ideal for a company HQ or base in town.
- Not Elected for VAT.

**We are instructed to offer the property by way of a new full repairing and insuring lease for a term to be agreed.**

**Asking rent of £18,000 pa (excl)**

# 41 Station Road, Henley on Thames, Oxfordshire, RG9 1AT

## ASKING RENT £18,000 pa

### Location:

The Property is located on a quiet one way section of Station Road overlooking a green garden square in the centre of the town close to the station.

Henley-on-Thames is a vibrant market town on the River Thames. It has an abundance of independent shops, a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs. Famous for the world renowned Henley Royal Regatta and Henley Festival. Set beside the River Thames, the town is situated 38 miles west of central London, 10 miles north of Reading and 25 miles from central Oxford.

Henley benefits from good transport links to both the M4 (J8/9) and the M40 (J6) and has the addition of regular train services to London Paddington, with an average time of 45 minutes at peak times

### Description:

The property consists of a ground floor office space with basement ancillary space, window frontage and independent front door. There is also a separate meeting room at the rear of the property and rear access. The office is part furnished and ready for immediate occupation.

### VAT:

The property is not elected for VAT.

### Areas:

**Gross Internal Area 86.8 m2 (79.06 sq ft)**  
NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### Term:

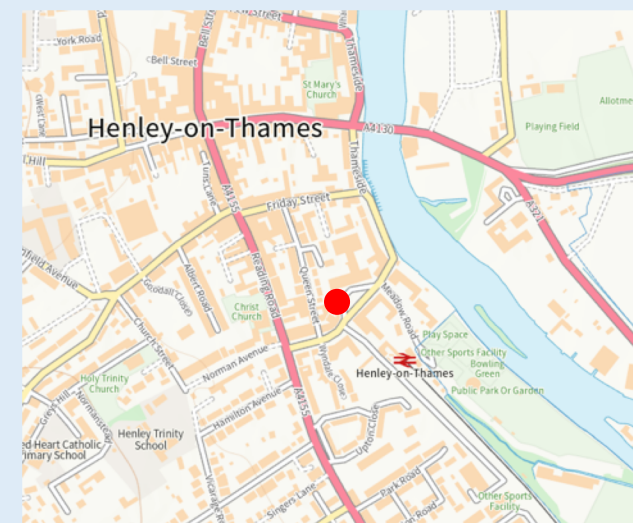
The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

## Asking rent of £18,000 pa

(exclusive of Business Rates, VAT and Insurance).



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



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ASKING RENT £18,000 pa



### Planning:

The property currently has Class E (c) Use (office).

### EPC:

TBC

### Business Rates:

Ratable Value £9,200. For Rates payable the occupier should make their own enquiries with the local authority.

### Service Charge:

£750 pa inclusive of building insurance.

### Timing:

Immediately available.

### Further Information:

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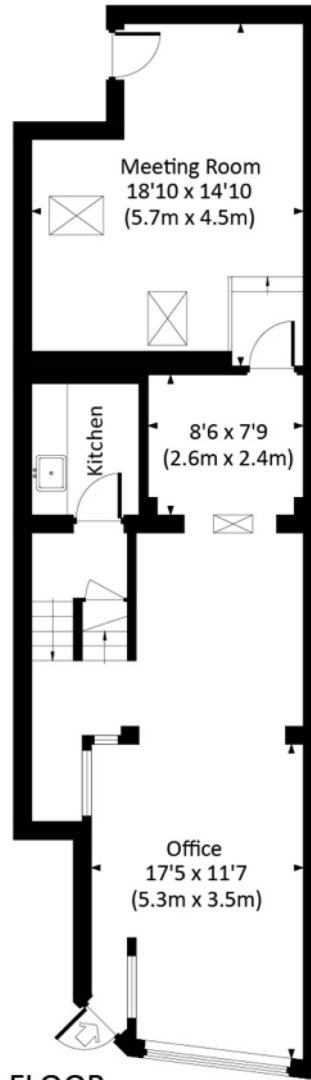
## ASKING RENT £18,000 pa

### Areas:

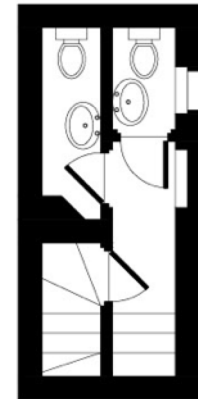
	Gross Internal Area	
	Sqm	Sq Ft
Office	79.06	851
Storage*	7.8	84
<b>TOTALS</b>	<b>86.9</b>	<b>935</b>

\* Restricted Hight

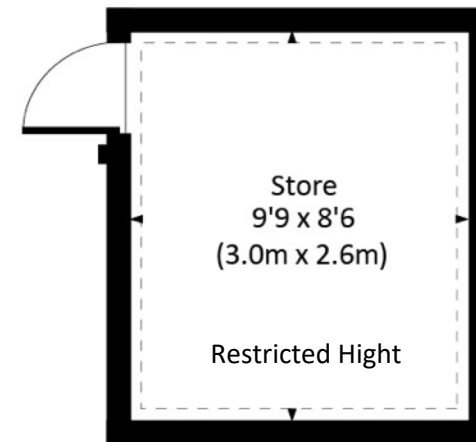
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GROUND FLOOR



MEZZANINE



Restricted Hight



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