

Two All Inclusive Office Suites To Let

1 Thames Court, 15 Thameside

Henley-on-Thames – RG9 1BH

BWP

Two All Inclusive Offices To Let – 247 Sqft - 389 sq ft (GIA)

1 Thames Court, 15 Thameside, Henley-on-Thames, RG9 1BH



Summary:

- The opportunity to lease all inclusive office suites in central Henley on Thames located on Thameside close to the River Thames.
- A few minutes walk from the Station and High Street.
- Unfurnished, ready for occupation, bills all included
- Accessed through electric gates behind The Chocolate Café on The River Thames
- High vaulted ceiling working space, shared kitchen, W.C and shower
- 1 Designated parking space per suite

We are instructed to offer the units by way of an all inclusive lease for a term to be agreed.

Asking rent of £12,000 - £18,000 pa

1 Thames Court, 15 Thameside, Henley on Thames, Oxfordshire, RG9 1BH

ASKING RENT £12,000 - £18,000 pa

Location:

The Property is located behind The Chocolate Café through electric gates off the one-way section of road along Thameside, with a scenic backdrop of the River Thames and bridge.

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:

Consisting of an available ground floor office with separate W.C, access to private back courtyard and front decking area. Large glass doors either end of the suite for natural light and independent access. Upstairs two further office suites and shared W.C/shower, one of which is available to let, both share a side door and kitchen with downstairs. High vaulted ceilings and back windows, unfurnished and ready for immediate occupation.

Areas:

Ground Floor Office	36.2 sqm.	380 sq ft.
First floor Office	23.0 sqm.	246 sq ft.

Term:

The units are being offered on all inclusive leases for a term to be agreed.

Asking rent:

Ground Floor Office - £18,000 pa

First Floor Office - £12,000 pa

(inclusive of Business Rates, Utilities, Service Charge and Insurance).



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ASKING RENT £12,000 - £18,000 pa



Planning:

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

Business Rates & Service Charge:

Inclusive of Rent

Timing:

Immediately available.

VAT:

The property is not elected for VAT.

Further Information:

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