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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



The Courtyard Suite, 21-23 Hart Street, Henley-on-Thames RG9 2AR

1,697 sq ft (157.65 sq m)

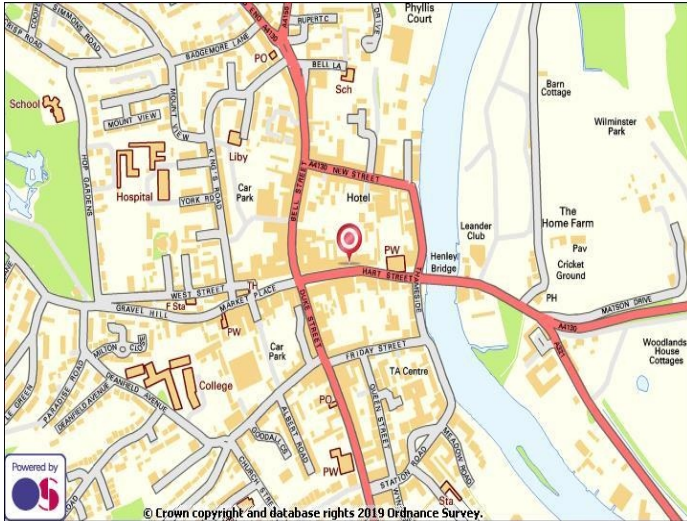
£55,000 per annum

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SIMMONS & SONS

www.simmonsandsons.com

Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs. The town provides good access to the M4 and M40 motorways and benefits from train services to London Paddington.

Description

The Courtyard Suite is an attractive refurbished, town centre, self-contained office in a pleasant courtyard setting. It is air-conditioned and has a ground floor reception area leading to a large single office/meeting room, with further office space on the first floor. *Stable Suite now let*

There are up to 7 parking spaces available by separate negotiation.



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
Ground Floor	532	49.42
First Floor	1,165	108.23
Total Area	1,697	157.65

Virtual Tour

<https://my.matterport.com/show/?m=58xUCDjmi26>

EPC

The EPC rating for this property is B.

VAT

The property is VAT elected and will be charged.

Legal Costs

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

Terms

A new IRI lease for a term by arrangement.
Car parking available by separate negotiation.

Business Rates

Rateable Value : £30,000
Rates Payable : £14,970
Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Joint Marketing Agents:

Simmons & Sons Henley-on-Thames office
John Jackson 01491 571111

Hicks Baker Reading office
Harry Gornall-King 0118 9596144

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-on-commercial-leases/)

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