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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Workshop/Storage



Unit 1, Henley Enterprise Park, Greys Road, Henley-on-Thames RG9 1UF

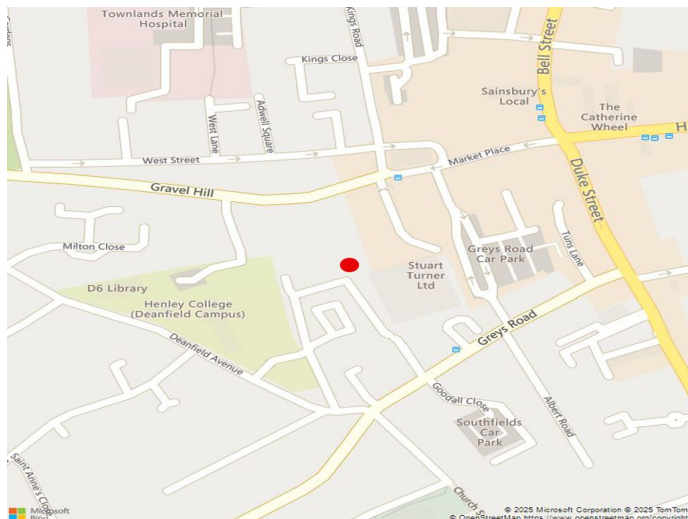
2,206 sq ft (204.94 sq m)

£22,000 per annum

SIMMONS & SONS

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Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities.

Located on Henley Enterprise Park, accessed via Stuart's Lane off Greys Road, a short walk to the town centre with its associated amenities.

Description

An open-plan, ground floor workspace, suitable for a range of uses. It benefits from gas-fired heating and 2 parking spaces. Short term lease available. Maximum term 12 months



Accommodation

The accommodation comprises the following gross internal areas:

Floors	sq ft	sq m
Ground Floor	2,206	204.94
Total Area	2,206	204.94

EPC

Awaiting EPC.

VAT

VAT is not payable in respect of this property.

Legal Costs

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

Terms

A new effective IRI lease on flexible terms for a maximum of 1 year.

Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Agent.

For more information or to arrange a viewing, please contact:

John Jackson
Henley-on-Thames Office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

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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