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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



The Old Dairy, Stonor Park, Stonor, Henley-on-Thames RG9 6HF

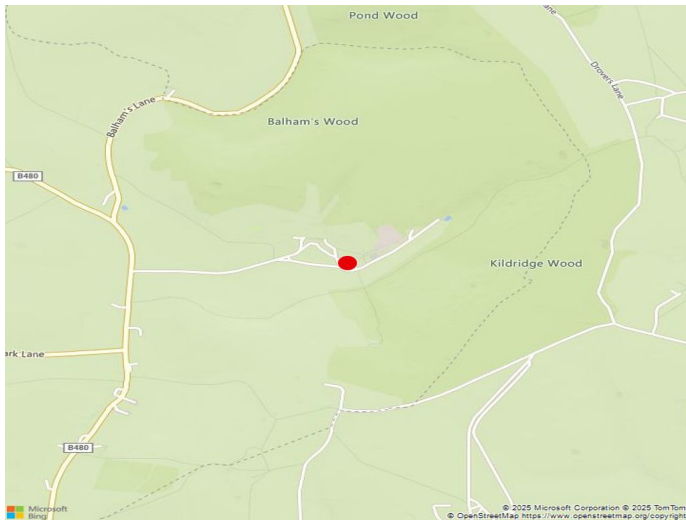
2,907 sq ft (270.06 sq m)

£60,000 per annum

## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Stonor Park Estate is situated in an unspoilt valley in the Chilterns, approximately 7 minutes from Henley-on-Thames and has good access to the M4 and the M40 motorways, and the larger centres of Reading, Oxford, Maidenhead and Heathrow. There is a mainline train service from Henley-on-Thames to London (Paddington), taking approximately 45 minutes.

## Description

The Old Dairy is part of a traditional range of estate barns, set in a stunning location, sympathetically converted to provide high quality modern offices and an unrivalled working environment. The office is within use class E allowing for various alternative uses including retail, catering and farm shop etc and benefits from plenty of parking, a shower, gated security and high speed fibre broadband and access to the onsite public cafe.



## Accommodation

The accommodation comprises the following net internal areas:

| Floors            | sq ft        | sq m          |
|-------------------|--------------|---------------|
| Ground Floor      | 1,970        | 183.01        |
| First Floor       | 902          | 83.8          |
| Kitchen           | 35           | 3.25          |
| <b>Total Area</b> | <b>2,907</b> | <b>270.06</b> |

## EPC

The EPC rating is E.

## VAT

The rent is inclusive of VAT.

## 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 and service charge, which includes management, security and water.

Service charge is £1,500 plus VAT per quarter.

## Business Rates

Rateable Value : £41,250

Rates Payable : £20,583.75

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

## Contact

Strictly by appointment with Joint Sole Marketing Agents:

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### 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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