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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Industrial



Unit 2, Friar Park Stables, Gravel Hill, Henley-on-Thames, Oxon RG9 4NR

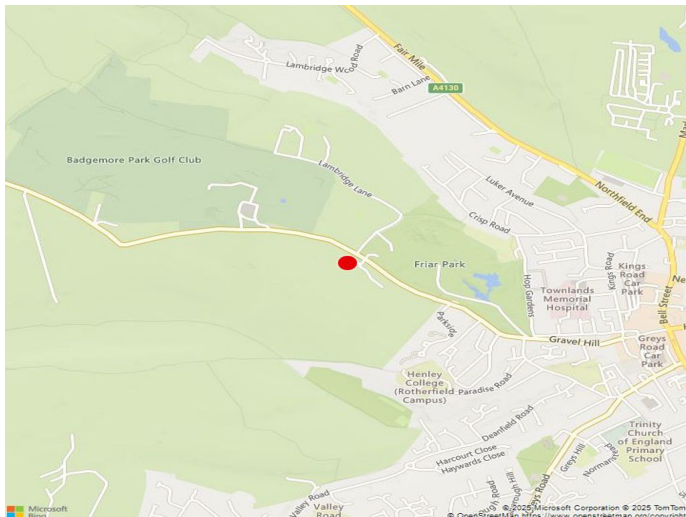
2,402 sq ft (223.15 sq m)

£26,000 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.

Description

Unit 2 Friar Park Stables is a steel portal frame warehouse with 3 phase power and floated concrete floor and 5m eaves. There is a manual roller shutter door.

It is set in a quiet rural location just 5 minutes from Henley town centre.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Warehouse	2,402	223.15
Total Area	2,402	223.15

EPC

The EPC rating for this property is B.

VAT

VAT is applicable and is charged.

Legal Costs

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

Terms

A new lease is available on a term to be agreed.

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 Marketing Agents:

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](http://RICS.org)

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Rural