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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



Ground Floor Unit 4, Thames Park, Lester Way, Wallingford OX10 9TA

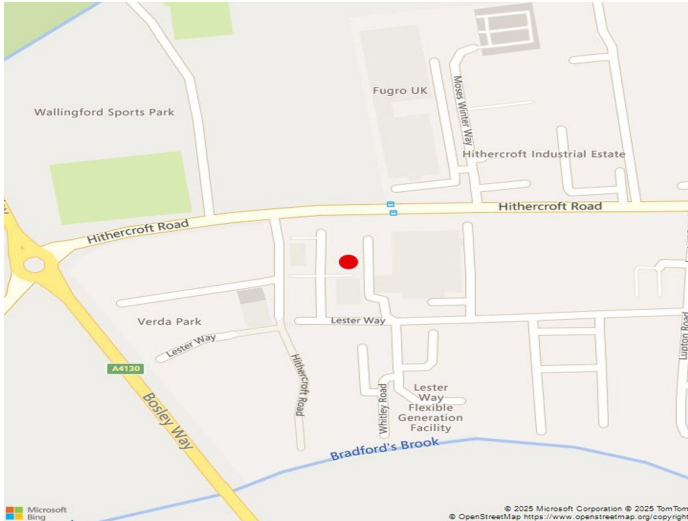
1,198 sq ft (111.29 sq m)

£14,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Wallingford 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.

Description

Ground floor office suite to let with parking. The suite is one of 4 office suites in the building. The other three are fully let. Ground floor unit 4 is the first door on the right hand side. There is a central main communal front door to the building.



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 Office	1,198	111.29
Total Area	1,198	111.29

EPC

Awaiting EPC.

VAT

VAT is chargeable.

Legal Costs

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

Terms

Available on a new flexible lease on a term to be agreed.

Business Rates

Rateable Value : £12,250

Rates Payable : £509.40

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@simmonsands sons.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/)

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