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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



12b, Hart Street, Henley-on-Thames, Oxfordshire RG9 2AU

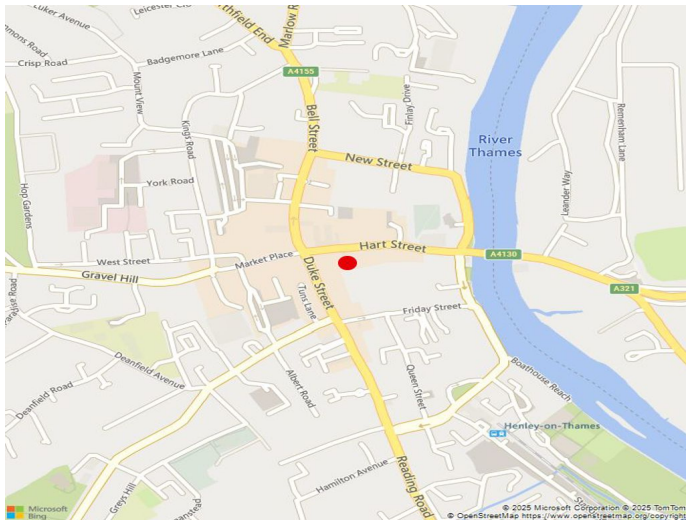
381 sq ft (35.39 sq m)

£10,000 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

First floor self-contained offices located in a secure private courtyard. The space is open plan and consists of two main offices, kitchenette and two wcs. It is accessed from the courtyard with its own front door and reception hallway.

One parking space is available by separate negotiation.



## Accommodation

Floors	sq ft	sq m
First Floor	381	35.39
<b>Total Area</b>	<b>381</b>	<b>35.39</b>

## EPC

Awaiting EPC.

## VAT

VAT is not applicable.

## 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 : £9,800

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](mailto: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/)

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## Sales

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T: 01491 571111

## Lettings & Management

1 High Street  
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Bucks  
SL7 1AX  
T: 01628 4843531

## Commercial

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

## Development

Peper Harrow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151

## Rural