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To Let - Office/Clinic/Financial

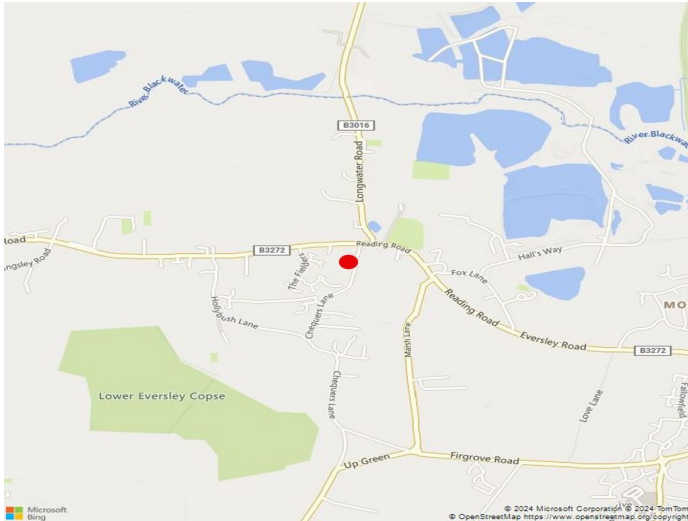


The Tithe Barn 1st Flr, Parfitts Farm, Eversley Cross, Hampshire RG27 0NT
1,050 sq ft (97.54 sq m) £23,800 per annum

SIMMONS & SONS

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Location



The property is situated off the B3272 Eversley Cross and is well located with Wokingham 7 miles north, Camberley is 6 miles east and Basingstoke 14 miles south-west. Junction 4 of the M3 is just a 15 minute drive away.

Description

The Tithe Barn is an attractive first floor quality barn style office with ample car parking. Beamed open-plan office / studio space. Fibre internet speeds are 1,000mb upload and download. The property could also be used as a clinic.



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
First Floor	1,050	97.54
Total Area	1,050	97.54

EPC

EPC E.

VAT

VAT is not charged on rent.

Legal Costs

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

Terms

A new 6 year lease with a 3 year break option.

Business Rates

Rateable Value : £15,500

Rates Payable : £6,696

Interested parties should make their own enquiries.

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](https://www.rics.org)

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