Bespoke

ESTATE AGENTS

Old Brewery Lane, RG9 2DE

£150,000 + VAT

Storage Units Old Brewery Lane, Henley-On-Thames, RG9 2DE

Henley-On-Thames,

An exceptional opportunity to acquire a versatile B8 Storage unit located in a prime area, currently configured as 16 individual storage units. The property benefits from the potential of converting 8 of the existing units into a modern office space, for ancillary use, making it ideal for investors or owner-occupiers seeking a flexible and income-generating space.
Tenure: Leasehold

- Total of 16 storage units
- Potential to convert 7 units into an office space
- The existing structure lends itself well to conversion
- Planning Permission to change the Brick Arches to glass doors/windows
- Space would be Ideal for start-ups, creatives, or storage rental investors
- Well-lit, clean, and dry throughout
- Secure basement access with designated entrance areas

Investment Opportunity
This property presents excellent income potential either as a continued storage unit or conversion of part of the unit to an ancillary office for the storage units.

Proposed Layout Includes:

Entrance Lobby:
Welcoming and secure entrance

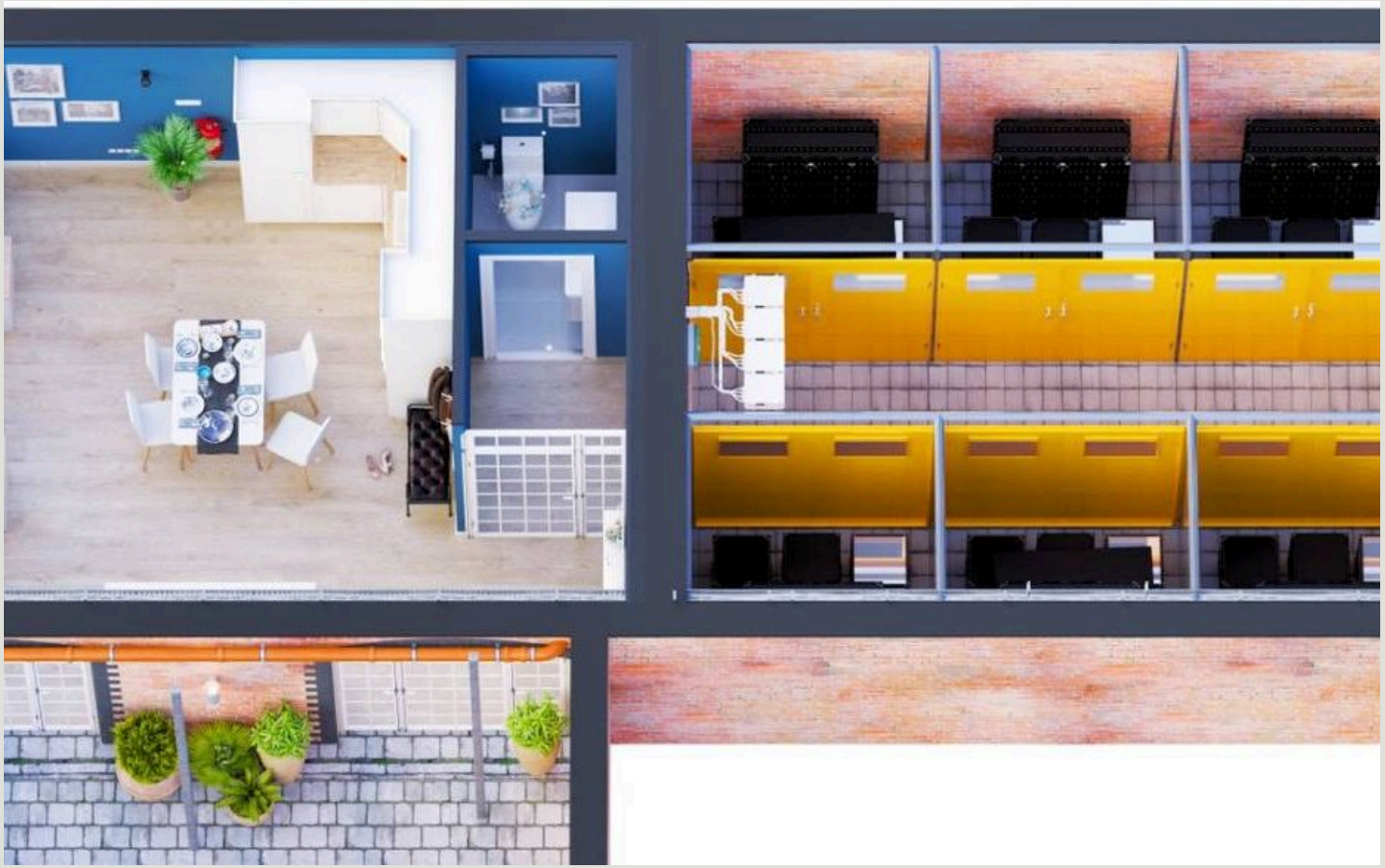
Main Office Area:
Spacious and bright with room for multiple desks

Dining Area
Comfortable staff area with basic kitchen facilities

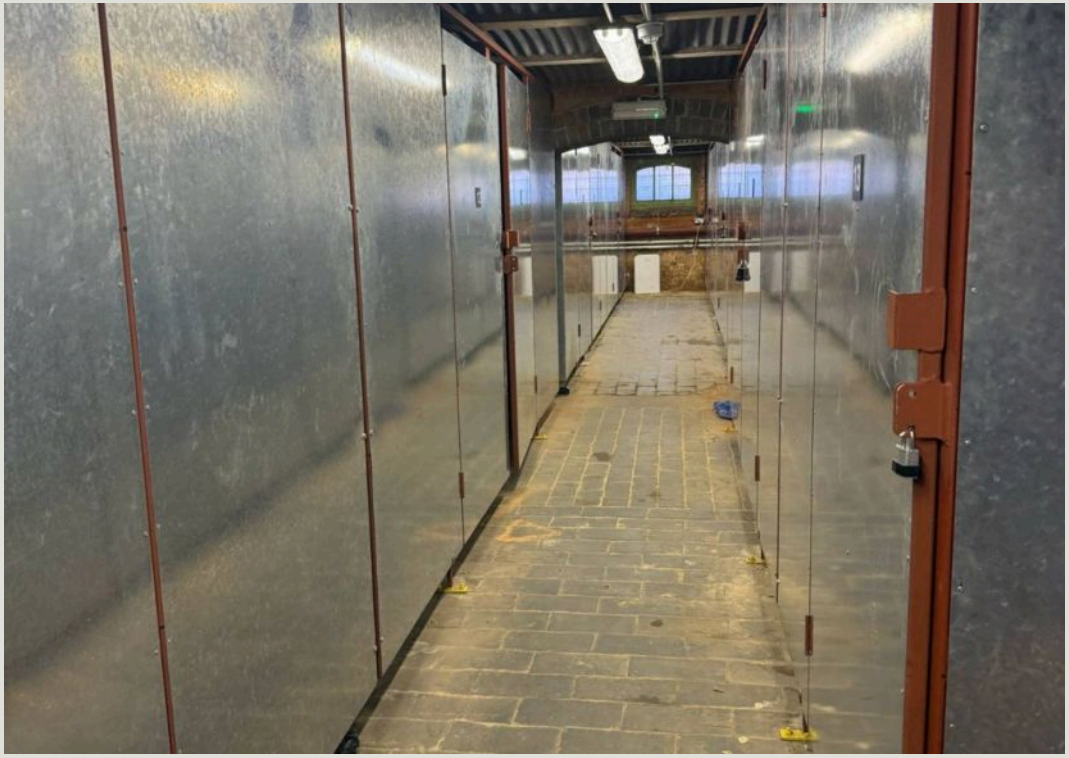
Storage Zones:
8 well-maintained units, clean and secure (Storage Area 1–2)

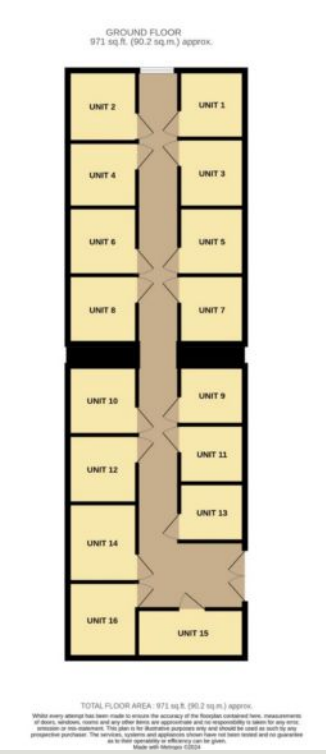
Bird's Eye View:
Shows full layout and space planning

Further Details
Tenure: Long Leasehold in place Rent: Currently achieving approx. £9,000pa at 50% occupancy Fire Alarm System Installed Positive Input Ventilator Installed



Old
Henley Brewery
Storage
Area




GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.
UNIT 2
UNIT 1
UNIT 4
UNIT 3
UNIT 6
UNIT 5
UNIT 8
UNIT 7
UNIT 10
UNIT 9
UNIT 12
UNIT 11
UNIT 13
UNIT 14
UNIT 16
UNIT 15
TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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