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To Let - Office/Art Studio



Unit 1, Office, Withy Copse, Horsepond Road, Kidmore End RG4 9HN

431 sq ft (40 sq m) - 862 sq ft (80 sq m)

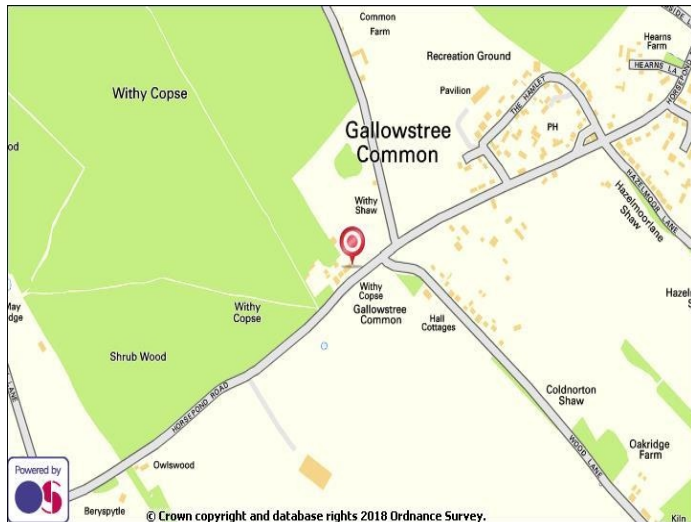
£7,000 - £14,000 per annum

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Location



Withy Copse is situated 5.5 miles north of Reading and 6.5 miles south-west of Henley-on-Thames. The property is located on Horsepond Road between Gallowstree Common and Cane End.

Description

Unit 1 Office/Studio, Withy Copse is a refurbished former workshop with shared ancillary kitchen and disabled wc and shower. It has the potential for shared use by 2 artists as a studio at £7,000 each per annum exclusive.

The property benefits from LED lights and parking and is situated in a quiet location with a large area of hard standing.



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 |
|-------------------|------------|--------------|
| Office | 862 | 80.08 |
| Total Area | 862 | 80.08 |

EPC

The EPC rating for this property is C65.

VAT

VAT is payable in respect of this property.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Office - 862 sq ft - £14,000 per annum exclusive or £7,000 each per annum exclusive if shared by 2 artists.

A service charge of approximately £1 per sq ft is applicable to cover water, electricity, security lighting, cleaning of external and windows, wc facilities, maintenance of the intruder alarm and fire alarm, maintenance of the driveway, car park and common parts.

Business Rates

Rateable Value : £5,200

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

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