

# For Sale - Development/Office



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Highlands Farm, Henley-on-Thames RG9 4PR

0.89 acres (0.36 hectares)

£1,750,000 In excess of

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Highlands Farm is the small business park, which forms part of the Crest Nicholson residential scheme and is located approximately 1.5 miles from Henley town centre. Henley-on-Thames is famous for the Henley Royal Regatta and Henley Arts Festival held each summer and is one of the most scenic Thames Valley Thames, established as a thriving commercial centre for retail and leisure facilities. The town lies approximately 35 miles west of London and is readily accessible to both the M40 and M4 motorways and Heathrow Airport. Reading is approximately 6 miles south of Henley and offers a mainline rail service to London.

## Description

A site with outline planning consent for a small commercial office scheme providing seven high quality, self-contained office buildings with parking in a rural setting.



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 site measures approximately 0.89 acres and benefits from planning consent for circa 16,838 sq ft of office space.

| Floors            | sq ft         | sq m            |
|-------------------|---------------|-----------------|
| Unit 1            | 2,150         | 199.74          |
| Unit 2            | 2,150         | 199.74          |
| Unit 3            | 1,996         | 185.43          |
| Unit 4            | 2,150         | 199.74          |
| Unit 5            | 2,150         | 199.74          |
| Barn 1            | 2,150         | 199.74          |
| Barns 2 & 3       | 4,092         | 380.15          |
| <b>Total Area</b> | <b>16,838</b> | <b>1,564.30</b> |

## EPC

Energy Performance Asset Rating: TBC

## VAT

VAT is not payable in respect of this property.

## Legal Costs

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

## Terms

Offers in excess of £1.75 million.

## Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council Business Rates Department on 0845 3005562.

## Contact

Strictly by appointment with the Sole Marketing Agents.

Oliver Quinn or 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](http://RICS)

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