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To Let - Storage/Industrial



Storage Barn, Fernygrove Farm, Hawthorn Lane, Hawthorn Hill RG42 6HN
3,000 sq ft (278.70 sq m)

£36,000 per annum

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Location

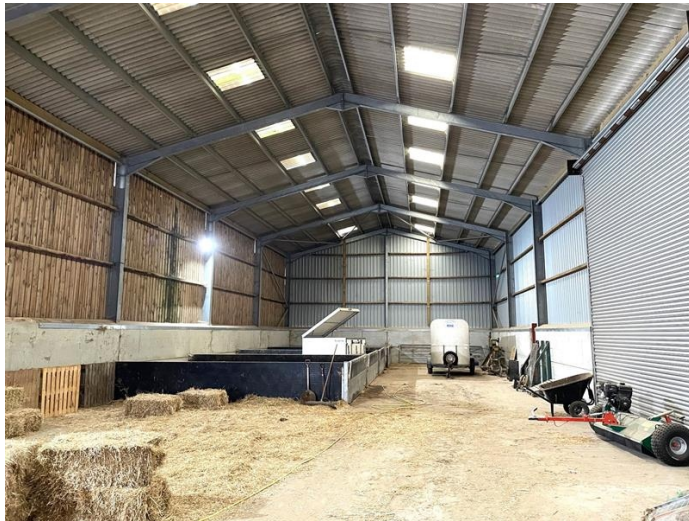


Fernygrove Farm is situated on Hawthorn Lane just off the A330 Ascot road. The M4 motorway is just a 10 minute drive with Windsor 8 miles east, Maidenhead 5 miles south and Ascot 6 miles.

Description

Agricultural storage barn to let on flexible terms. With 6m eaves and two roller shutter access doors. Hawthorn Lane is situated off the A330 Ascot road just a 10 minute drive to the M4 motorway (Jct 8/9).

Not suitable for couriers or motor use.
Rear section available using side roller shutter
(whole unit 11.7m x 35.5m - 4,471 sq ft
approx 3000 sq ft available



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
Total Area	3,000	278.7

EPC

N/A

VAT

VAT will not be charged on the rent.

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.

Business Rates

Interested parties should make their own enquiries directly with Royal Borough of Windsor & Maidenhead.

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/uk/for-the-industry/commercial/leasing/)

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