

Trusted since 1802  
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



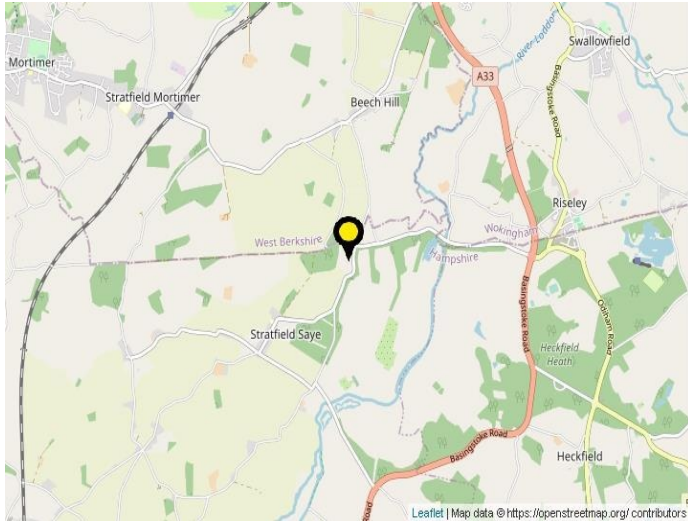
Wellington Office, Stratfield Saye Estate, Stratfield Saye, Reading RG7 2BT  
963 sq ft (89.46 sq m) £15,000 per annum

sales • lettings & management • commercial • development • rural

## SIMMONS & SONS

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

## Location



The offices are situated on the 7,000 acre Stratfield Saye Estate adjacent to the Estate Office approximately 1.5m west of the A33 which provides access to the M4 Junction 11 Reading, 4 miles to the north and the M3 Junction 6 Basingstoke, 7 miles to the south.

## Description

Ground and first floor detached offices with ample parking in an attractive rural setting. The offices are divided into a number of separate rooms plus a kitchen and wc. Heating and hot water is provided by a Biomass wood chip boiler.



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         |
|-------------------|------------|--------------|
| <b>Total Area</b> | <b>963</b> | <b>89.46</b> |

## EPC

The EPC rating is B.

## VAT

VAT is not applicable.

## Legal Costs

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

## Terms

A new effective FRI lease for a term by arrangement.

## Business Rates

Rateable Value : £10,000

Interested parties should make their own enquiries directly with Basingstoke and Deane District Council.

## Contact

Strictly by appointment with the Sole Marketing Agents:

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://www.rics.org)

sales • lettings & management • commercial • development • rural

32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151