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For Sale - Office



24/26 Old Brewery Lane , Henley-on-Thames, Oxfordshire RG9 2DE

2,112 sq ft (196.20 sq m)

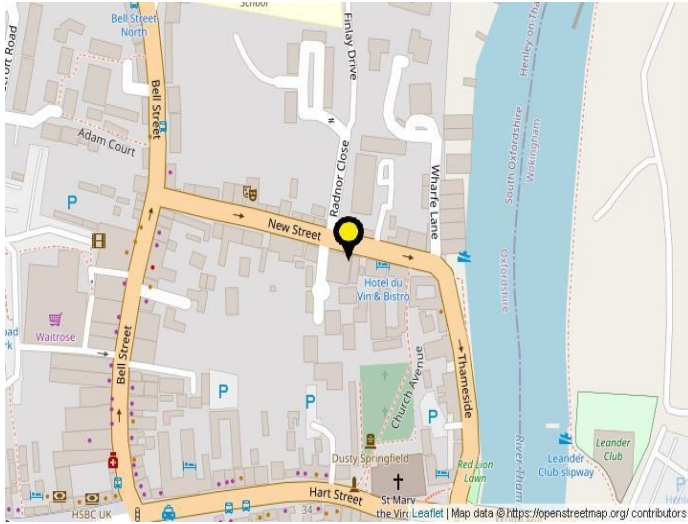
£800,000 for the long leasehold

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Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

Description

24/26 Old Brewery Lane are two units combined to offer high quality offices in this conversion in the former Brakspear's Brewery site.

The space is arranged on first and second floors, conveniently located a short distance from the town centre. The accommodation benefits from a pleasant courtyard setting and provides open plan offices overlooking New Street with good natural light, a kitchen, separate male and female WC facilities, air conditioning throughout and two car parking spaces in the gated underground car park.



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.

The property also benefits from an electric Thermoflow boiler system, a security alarm, including CCTV monitoring and Cat 6e network cabling throughout with dedicated fibre to the premises broadband.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	2,112	196.2

EPC

EPC rating C.

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 this transaction.

Terms

Available on a virtual freehold long leasehold of 199 years dated from 25th March 2005.

Price £800,000 with vacant possession.

Business Rates

Rateable Value : £29,500

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](http://www.rics.org)

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