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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Office 1, Henley Enterprise Park, Greys Road, Henley-on-Thames RG9 1UF  
172 sq ft (15.98 sq m) £6,000 per annum

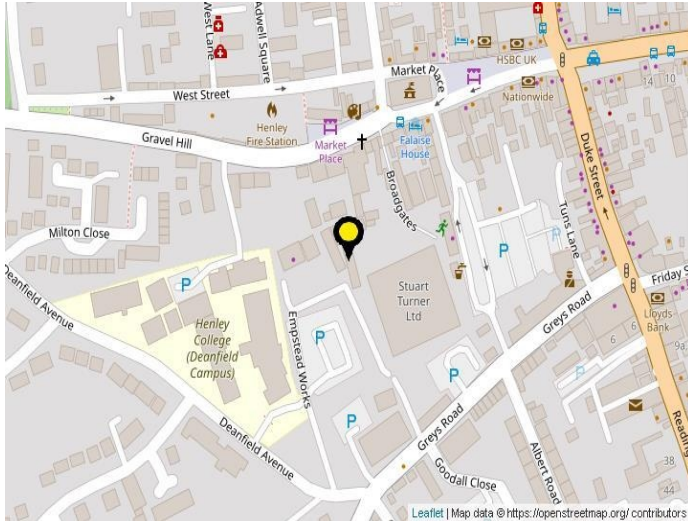
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## Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities. The property is located on Henley Enterprise Park, accessed via Stuart's Lane off Greys Road, a short walk to the town centre with its associated amenities.

## Description

This self-contained ground floor office provides flexible working space within a well-established business park in the centre of Henley-on-Thames and benefits from one parking space. The estate is now connected to fibre broadband.



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>172</b>	<b>15.98</b>

## EPC

The EPC rating for this property is E.

## 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

All inclusive rent of £6,000 per annum to include business rates, electricity, heating, security and building insurance (excludes broadband and telephone). 2 year lease with 3 month rolling mutual breaks.

## Business Rates

Business rates are included in the rent.

## Contact

Strictly by appointment with the Sole Agent.

For more information or to arrange a viewing, please contact:

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](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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