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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



22 Old Brewery Lane, Henley-on-Thames, Oxfordshire RG9 2DE

1,197 sq ft (111.20 sq m)

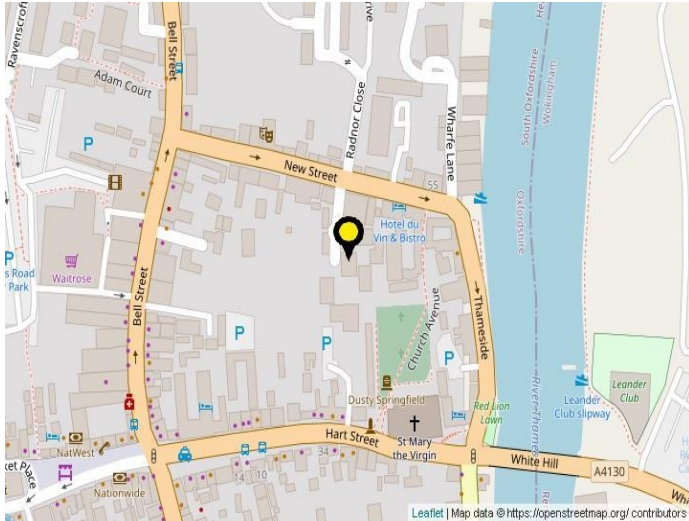
£30,000 per annum

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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

22 Old Brewery Lane is an excellent first floor studio style office with the benefit of 2 car parking spaces. The office forms part of the attractive Old Brewery building in the centre of Henley. The space offers a very bright and airy studio style office with a mezzanine, open plan kitchen and disabled wc facilities.



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
Offices	975	90.58
Mezzanine Meeting Room	222	20.62
<b>Total Area</b>	<b>1,197</b>	<b>111.2</b>

## EPC

The EPC rating for this property is D.

## VAT

VAT is applicable and will be charged.

## 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. Maximum term of 5 years.

Annual estate and service charge:

Office approximately £4,127.76

Car park spaces approximately £326.40

## Business Rates

Rateable Value : £20,750

Rates Payable : £10,354.25

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](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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