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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale - Office



The Hub, Suite 103, 14 Station Road, Henley-on-Thames RG9 1AY

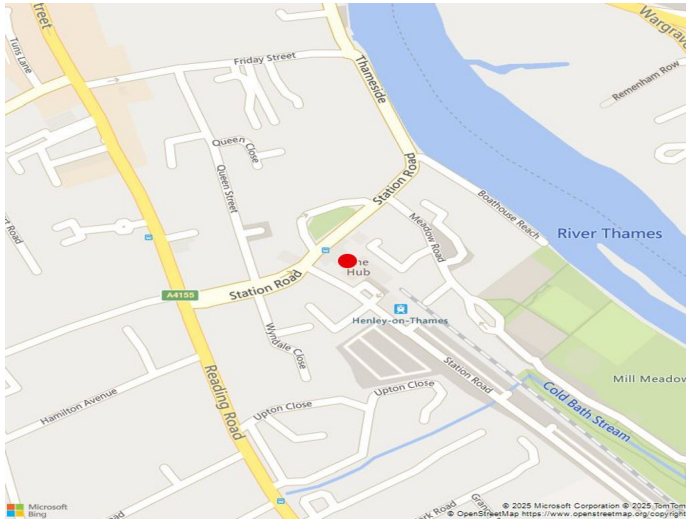
1,911 sq ft (177.53 sq m)

£650,000 for the freehold

## SIMMONS & SONS

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

## Location

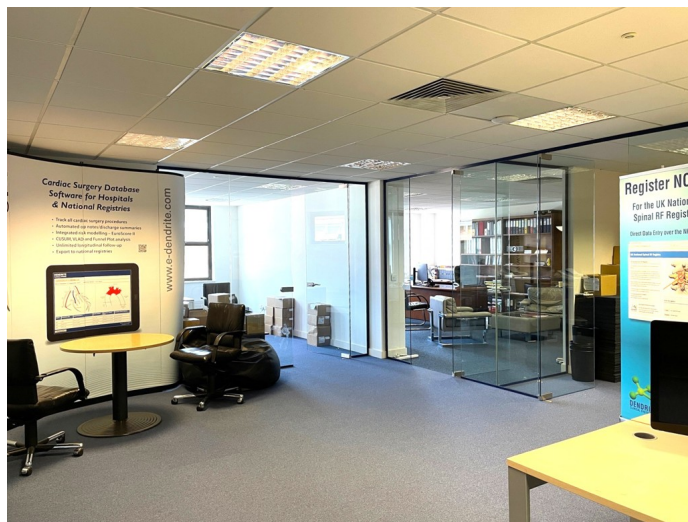


Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

## Description

Suite 103 is an attractive, modern, first floor office space with fully glazed partitioning and air conditioning. The space offers a mix of open plan and meeting rooms and there is additional storage space on the third floor.

3 car parking spaces are also included.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
First Floor	1,911	177.53
<b>Total Area</b>	<b>1,911</b>	<b>177.53</b>

## EPC

EPC rating D

## VAT

VAT is elected and will be charged.

## Legal Costs

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

## Terms

Freehold available. £650,000

## Business Rates

Rateable Value : £34,500

Rates Payable : £17,215.50

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](http://RICS)

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.

Sales

Lettings & Management

Commercial

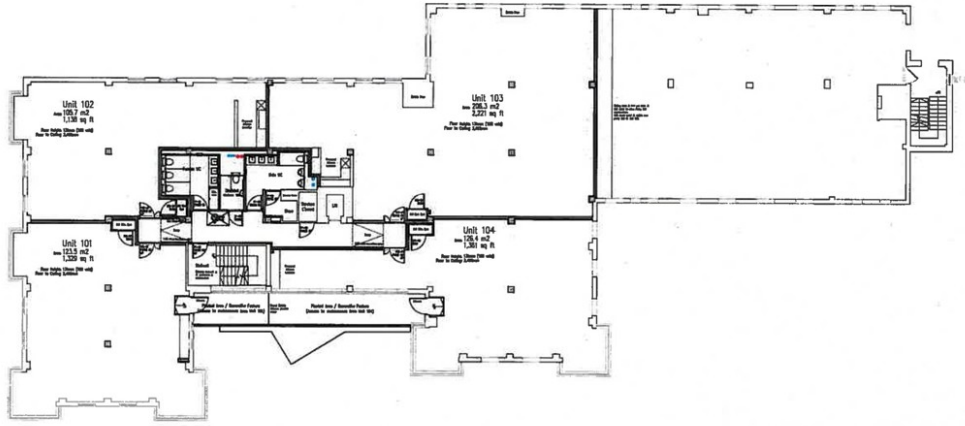
Development

Rural

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1:10	1:10	1:10	1:10	1:10	1:10	1:10	1:10	1:10	1:10



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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 4843531	12 Wote Street Basingstoke Hants RG21 7NW T: 01256 840077	Peper Harrow The Estate Office Godalming GU8 6BQ T: 01483 418151	