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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



Office 1 Grain Barn, Ashridgewood Business Park, Warren House Road,
Wokingham RG40 5RD

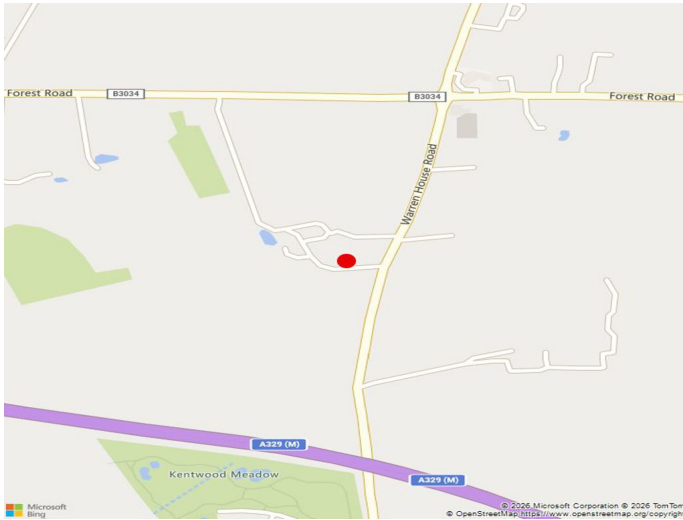
386 sq ft (35.86 sq m)

£9,000 per annum

SIMMONS & SONS

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Location



Ashridgewood Business Park can be accessed either off Forest Road (B3034) or Warren House Road. Henley via Wargrave and Twyford is just 10 miles north, with Reading 11 miles to the west. Junction 10 of the M4 and 329(M) are just a short drive.

Description

Office 1 Grain Barn is a small ground floor office on a lovely secure gated and attractive business park.

The office is extremely well presented with air cooling and a suspended ceiling. In addition there is a good quality kitchen and wc facilities. There is 1 car parking space. The service charge is £977 for the current year.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	386	35.86

EPC

The EPC rating for this property is pending.

VAT

VAT is elected and charged.

Legal Costs

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

Terms

A new fully repairing and insuring lease for a term by arrangement.

Business Rates

Interested parties should make their own enquiries directly with Wokingham District Council.

Contact

Strictly by appointment with the Joint Sole Marketing Agents:

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Email: commercial@simmonsandsons.com

Harry Bevins

Haslams Chartered Surveyors
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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

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.

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