



Van Alloys Business Park

Henley-on-Thames, RG9 5QW

**Modern showroom/
industrial unit with excellent
parking. Conveniently
located near to Reading and
Henley on Thames.**

2,324 to 3,090 sq ft
(215.91 to 287.07 sq m)

- Modern showroom/industrial unit
- 3 phase power supply
- Good sized yard area/parking
- WC facilities
- Easy reach of Henley, Wallingford and Reading
- 5.5m eaves at apex

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Summary

Available Size	2,324 to 3,090 sq ft
Rent	£14 per sq ft
Rates Payable	£20,736 per annum Based on April 2026 valuation
Rateable Value	£48,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B

Description

The available accommodation are modern brick built commercial units. Unit 26/27 front the estate and provide attractive commercial showroom/storage space with extensive glazing on the front. Most recently used as a car showroom the space has potential for a range of uses (STPP). The building benefits from an extensive yard/parking area of approx. 3,200 sq.ft. The minimum eaves height is 3.3m rising to 5.5m at the apex.

Unit 20 is a traditional light industrial/warehouse unit with double door front access, concrete floors and WC/Kitchen facilities. Parking is available in the communal car parking area. To be refurbished.

Location

Van Alloys Business Park is located in the affluent and busy village of Stoke Row. Access to the estate is via Busgrove Lane. Stoke Row is situated 8 miles north of Reading and 6.5 miles west of Henley on-Thames, between the M40 and M4 motorways providing easy access to London and the rest of the country via the motorway network.

Accommodation

The accommodation comprises the following areas:

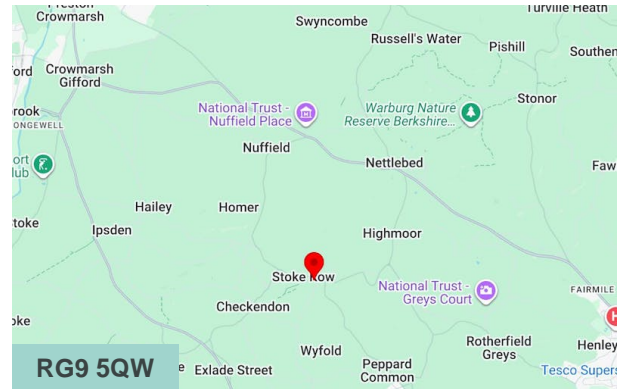
Name	sq ft	sq m	Availability
Ground - 26+27	3,090	287.07	Available
Unit - 20	2,324	215.91	Coming Soon

Viewings

Viewings are available by prior appointment with the sole agents Hicks Baker.

Terms

A new lease is available from the landlord on terms to be agreed.



Viewing & Further Information



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