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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



Game House, Marlow Road, Mill End, Henley-on-Thames RG9 3AU

579 sq ft (53.79 sq m)

£13,500 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

First floor offices with river views and parking (via separate licence agreement). Bright open plan offices with views over the River Thames. There are suspended ceilings with integral lighting, carpeting, double glazed windows, perimeter trunking and WC.

The rent is on an all inclusive basis excluding business rates and parking (4 spaces). The office is just a 5 minute drive from Henley town centre and 10 minutes to Marlow on the A4155.



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
First Floor Office	579	53.79
Total Area	579	53.79

EPC

The EPC rating for this property is C.

VAT

N/A

Legal Costs

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

Terms

A new IRI lease for a term by arrangement.
The rent is on an all inclusive basis, excluding business rates and parking.

Business Rates

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

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-the-industry/code-of-practice-on-commercial-leases/)

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