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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office/Class E



The Old Finance Building, Greenlands, Marlow Road, Henley-on-Thames  
RG9 3BW

2,245 sq ft (208.56 sq m)

£35,000 per annum

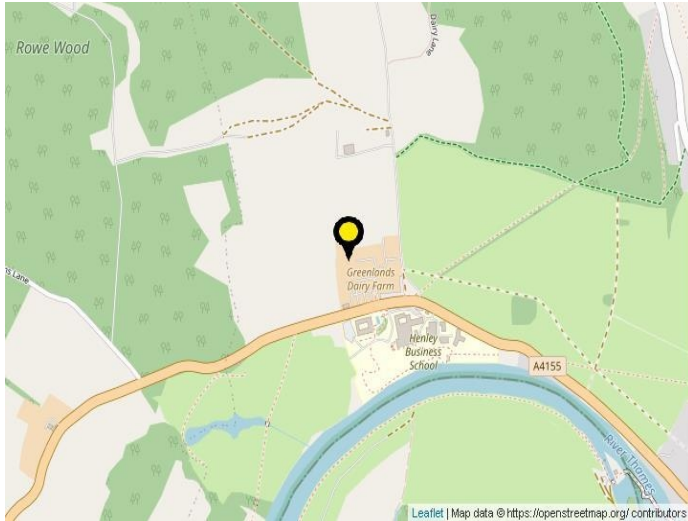
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## Location



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. Located just outside Henley on the Marlow road (A4155) at Greenlands, the offices offer bright open plan space with ample parking in a pleasant rural setting close to the river.

## Description

The Old Finance Building is a ground floor class E use office. It is an open plan bright space on a single floor with roof skylights, electric heating and ample car parking.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	2,245	208.56
<b>Total Area</b>	<b>2,245</b>	<b>208.56</b>

## EPC

The EPC rating for this property is D.

## VAT

VAT is not applicable (the landlord reserves the right to elect VAT in the future).

## 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.

## Business Rates

To be assessed. Interested parties should make their own enquiries directly with Buckinghamshire Council on 0300 131 6000.

## 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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