



**MAKING
PROPERTY
WORK**

SHW.CO.UK

**FOR SALE
OR RENT**

OFFICE – 296.81 - 593.81 SQ M (3,195 – 6,392 SQ FT)

Henson House, Henson Road, Three Bridges, RH10 1EP

DESCRIPTION

Detached 2 storey offices with 35 on site parking spaces in a self contained and secure site.

LOCATION

Henson House at the end of Henson Road is approximately 1/4 mile away from Three Bridges Station, which has regular services to London Victoria and London Bridge, Gatwick and Brighton. The M23 (J10) is some 2 miles to the north. Nearby occupiers include UK Power Network and Network Rail.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground floor - Offices & Reception	3,129	290.68
Ground floor - Kitchen	68	6.32
First floor - Offices	3,125	290.31
First floor - Kitchen	70	6.5
TOTAL	6,392	593.81

AMENITIES / OPPORTUNITY

- Parking at 1:193
- Air conditioning
- Metal ceilings with recessed lighting
- Secure site of approximately 0.4 acres
- Passenger lift
- Kitchens on both floors
- Shower
- Break out area and fitted boardroom

LEASE

The property is held on a 99 year lease Ground Lease from November 1991. Rent reviews every 5 years, from 1st September 2002. Current rent of £21,250 per annum. Next review due September 2027.

PRICE

£875,000 for the balance of the long leasehold interest. Consideration will be given to leasing the building on terms to be agreed at an annual rent of £140,000.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £86,000.

EPC

The Building has an EPC of B (27).

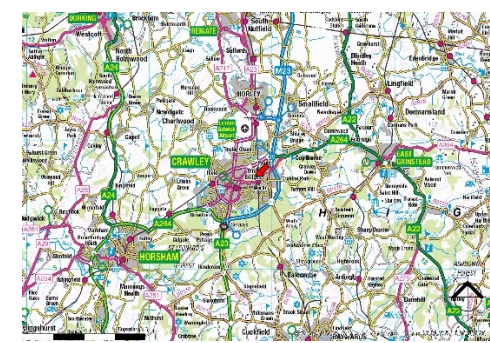


VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – 01293 441300

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