



Grade A Office Space

The Oarsman, Riverside Barns

Remenham Lane, Henley-On-Thames,
RG9 3DB

Office

TO LET

1,002 sq ft
(93.09 sq m)

- Elevated, Thameside position
- Overlooks the famous Henley Regatta Course
- Gated Courtyard with CCTV
- Air Conditioning and High Speed Fibre Connectivity
- Secure On-Site Parking

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Summary

Available Size	1,002 sq ft
Rent	£36,000 per annum
Rates Payable	£12.82 per sq ft approx, from April 2023.
Rateable Value	£25,750
Service Charge	£1,050 per annum + building insurance and VAT
EPC Rating	A (22)

Description

Configured to provide flexible, open plan office space, Riverside Barns are finished to an exceptionally high standard and provide premium quality offices in a riverside setting. Benefits include air conditioning, high speed fibre connectivity, shower and kitchen facilities, secure on site parking, outside furniture and allocated bicycles.

Location

In an idyllic location, Riverside Barns occupy an elevated position overlooking the River Thames, just one mile from Henley town centre, with all its amenities and direct rail links to London Paddington. The A404 which services both the M4 at Junction 8/9 and the M40 at Junction 4 is approximately 5 miles from the property and provides excellent links with the wider motorway network and Heathrow Airport.

Accommodation

Name	sq ft	sq m
Ground	1,002	93.09

Viewings

By appointment with agents only.

Terms

Available on a new full repairing and insuring lease. The lease will be direct with the landlord.

Business Rates

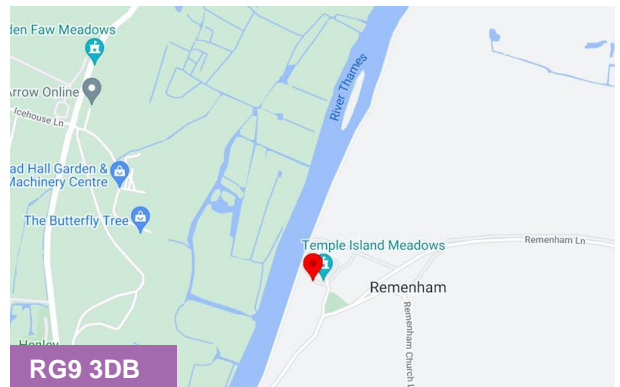
The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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