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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



2 Greys Road, Henley-on-Thames, Oxfordshire RG9 1RY

945 sq ft (87.79 sq m)

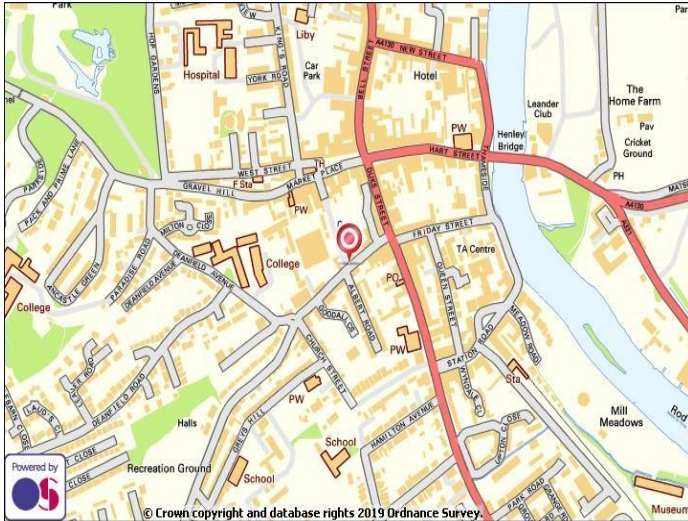
£18,900 per annum

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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

2 Greys Road provides a self contained light and spacious first floor open plan office with additional meeting room, kitchenette and separate male and female WCs. The property has been fully refurbished and benefits from a gas hot water radiator system and intruder alarm.



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	945	87.79
Total Area	945	87.79

EPC

EPC rating is E113.

VAT

VAT is payable in respect of the property.

Legal Costs

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

Terms

A new effective FRI lease for a term by arrangement at a quoting rent of £18,900 per annum.

Business Rates

Rateable Value : £11,250

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:

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