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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Suite 1, Belmont House, 23 New Street, Henley-on-Thames RG9 2BP

350 sq ft (32.52 sq m)

£15,000 per annum

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## SIMMONS & SONS

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## Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities. Belmont House is an attractive Georgian townhouse close to Henley town centre and the River Thames.

## Description

This attractive office suite comprises two inter-connecting, ground floor rooms in a period building providing flexible, well-presented, character accommodation with numerous original features and access onto the private garden at the rear.

Available 1st November 2019.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Office 1	157	14.59
Rear Ground Floor Office 2	193	17.93
<b>Total Area</b>	<b>350</b>	<b>32.52</b>

## EPC

EPC not applicable.

## VAT

VAT is not payable in respect of the offices.

## Legal Costs

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

## Terms

A new lease for a term by arrangement.

There is a service charge to include gas, water, electricity, maintenance and cleaning of the common parts.

## Business Rates

Rateable Value : £6,500

Rates Payable : £3,126.50

Some businesses may be eligible for Business Rates Relief. 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:

Oliver Quinn

Henley-on-Thames office

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