

ATTRACTIVE OFFICES TO LET



3,189 Sq. Ft. (296.3 Sq. M.)

5 Horseshoes House, Remenham Hill

Henley-on-Thames

RG9 3EP

WITH ANNEX AND SUBSTANTIAL CAR PARK

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The building is prominently located fronting the A4130 one of the main approach roads to Henley-on-Thames which is approximately ½ mile away. In turn the A4130 connects with the A404(M) which directly links with the M4 (Junction 8/9) and the M40 (Junction 4).

All the extensive shopping facilities of Henley-on-Thames are close by as is the railway station providing access to Reading and Paddington stations.

Description

The premises comprise attractive detached office building on three levels with brick and flint elevations beneath a slate roof with substantial parking to the rear.

The offices offer a mix of open plan and individual offices and benefitting from good natural light, carpeting and central heating. In addition there is a separate annex of offices with own WC and kitchen.

Accommodation

| | Sq. Ft. | M2 |
|--|--------------|--------------|
| Lower Ground Floor | 830 | 77.1 |
| Ground Floor | 640 | 59.5 |
| First Floor | 878 | 81.5 |
| Plus Kitchen & WC Facilities Plus store | 118 | 10.9 |
| Plus separate annex of offices | 723 | 67.2 |
| TOTAL | 3,189 | 296.3 |

Approx net internal area (NIA)

Energy Performance Rating

D(96)

Terms

Rental: POA

The above rents are exclusive of business rates, insurance and utilities, and may be subject to VAT.

The premises are available on a new flexible lease to be contracted outside the Security of Tenure Provisions of Landlord and Tenant Act 1954 (Part II)

Business rates

The billing authority is Wokingham District Council

Main Building

Rateable value: £31,500
Rates payable 2019/20: £15,876

Annex

Rateable Value: £11,250
Rates payable 2019/20: £5,658.75

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

Amenities

- Large car park
- Flexible accommodation
- Meeting rooms
- Good natural light
- Kitchenettes
- Male and Female Toilets
- Available Now

Viewing and further information



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