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To Let - Office



Unit 2, Rotten Row, Hambleden, Henley-on-Thames RG9 6NB

587 sq ft (54.53 sq m)

£10,000 per annum

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SIMMONS & SONS

www.simmonsandsons.com

Location



The office is situated in a quiet rural location in the Chiltern Hills above the Hambleden Valley, approximately 5 miles from Henley and 6 miles from Marlow with good access to both the M4 and M40 motorways.

Description

Unit 2 Rotten Row is a ground and first floor self-contained office suite with kitchenette and WC, comprising part of a brick and flint farm barn conversion, providing pleasant rural accommodation.

There are 3 dedicated car parking spaces.



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
Ground Floor	245.42	22.8
First Floor	322.92	30
Total Area	587	54.53

EPC

Awaiting EPC.

VAT

VAT is not payable on this property.

Legal Costs

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

Terms

£10,000 per annum.

A new IRI lease for a term by arrangement.

Business Rates

Rateable Value : £6,300

Rates Payable : £2,885.40

Interested parties should make their own enquiries directly with Wycombe District Council on 01494 461000.

Contact

Strictly by appointment with the Sole Marketing Agents:

Oliver Quinn

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151