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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Belmont House, Suite 3, 23 New Street, Henley-on-Thames RG9 2BP

229 sq ft (21.27 sq m)

£6,250 per annum

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## 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. New Street is home to a number of businesses including solicitors, pubs and the Kenton Theatre, and is conveniently located for the town centre parking.

## Description

The office suite comprises two inter-connecting, recently refurbished, 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.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
<b>Total Area</b>	<b>229</b>	<b>21.27</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

£6,250 per annum plus service charge to include heating, water and cleaning of the common parts. Flexible IRI lease terms for a term by arrangement.

## Business Rates

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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