

Trusted since 1802  
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Office 8, 32 Bell Street, Henley-on-Thames RG9 2BH

124 sq ft (11.52 sq m)

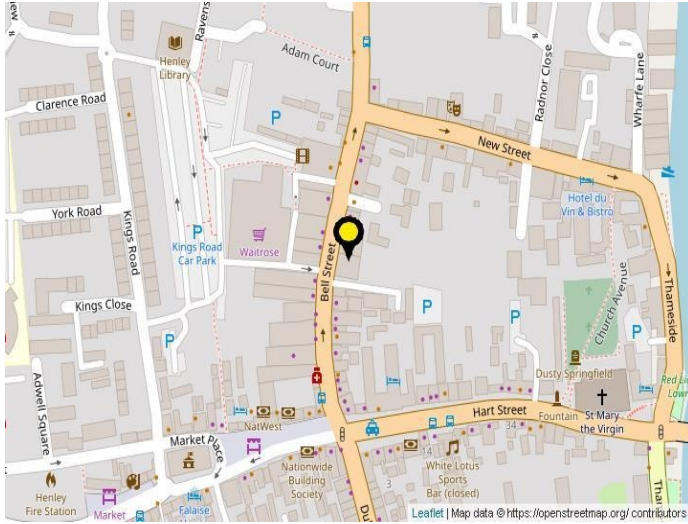
£4,500 per annum

sales • lettings & management • commercial • development • rural

## 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. Bell Street is in the heart of the town centre, close to shops, restaurants and other local high street amenities. The town benefits from a railway station providing direct services to London, Paddington.

## Description

Simmons & Sons are offering a newly decorated office in their own period building in Henley-on-Thames town centre. Office 8 is on the ground floor with shared kitchen and WC facilities.

To be let on an all inclusive basis.

Please note there is no car parking available.



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 Office	124	11.52
<b>Total Area</b>	<b>124</b>	<b>11.52</b>

## EPC

The EPC rating for this property is D.

## VAT

VAT is not payable in respect of this property.

## Legal Costs

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

## Terms

Ground Floor Office: £4,500 per annum inclusive.

A new licence for a minimum term of one year on terms to be agreed.

Rent includes rates, water, heating, lighting, electricity, insurance, cleaning and maintenance of the common parts.

Tenants will be responsible for their own telephone and broadband connection charges.

## Business Rates

Business rates are included.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson  
Henley-on-Thames office  
Tel: 01491 571111  
Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

sales • lettings & management • commercial • development • rural

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