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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



River & Rowing Museum Offices, Mill Meadows, Henley-on-Thames RG9 1BF  
750 - 1,614 sq ft (69.68 - 149.94 sq m) £18,750 - £40,350 per annum

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## SIMMONS & SONS

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## Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

## Description

Attractive office suites in a unique, tranquil location and close to all the town centre amenities. On-site cafe. Available separately or together offices available in the Phase 2 building offering suites of 750 sq ft (top floor) and 864 sq ft (upper ground floor) The Phase 2 offices overlook the rear of the premises and can be self-contained. Car parking by separate negotiation.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Upper Ground Floor Phase 2	864	80.27
Top Floor Phase 2	750	69.68
<b>Total Area</b>	<b>1,614</b>	<b>149.94</b>

## EPC

EPC D (76)

## VAT

VAT is elected and will be charged.

## Legal Costs

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

## Terms

New flexible leases available.

## Business Rates

Business rates to be re-assessed.

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:

John Jackson or Oliver Quinn

Henley-on-Thames office

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