

OFFICE TO LET

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



- Attractive Town Centre Office Suite
- 229 sq ft (21.27 sq m)
- Garden

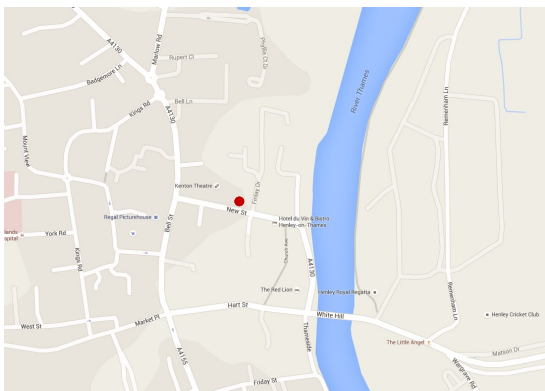


CoStar™



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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.

Description

This town centre office suite comprises two inter-connecting ground floor rooms in a period building, providing flexible, well-presented accommodation with numerous original features and looks onto the private garden at the rear. There is a shared kitchen and separate male and female WCs.

EPC

EPC not required.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Office	229	21.27
Total	229	21.27

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 connection with this transaction.

Terms

A new lease on terms to be agreed.

Quoting rent: £6,250 per annum exclusive of utilities and service charge.

Business Rates

Occupiers may be eligible for Small Business Rate Relief. Interested parties should make their own enquiries directly with South Oxfordshire District Council Business Rates Department on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents.

For more information or to arrange a viewing, please contact:

Oliver Quinn
Henley-on-Thames Office

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