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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



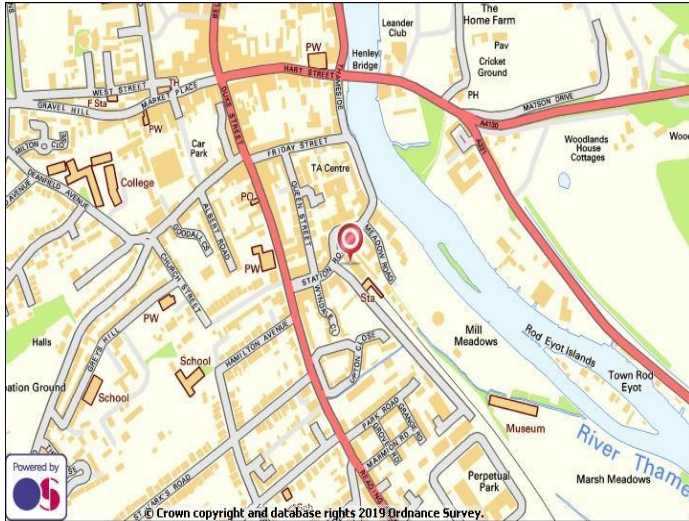
The Hub, Suites 101 and 102, 14 Station Road, Henley-on-Thames RG9 1AY
1,377 - 2,891 sq ft (127.92 - 268.57 sq m) £24.00 per sq ft inclusive

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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

Suite 101 (1,377 sq ft) and 102 (1,514 sq ft) are AVAILABLE SEPARATELY OR TOGETHER at £24 per sq ft on an ALL INCLUSIVE rental. They comprise an attractive, modern, first floor, air-conditioned office suite with kitchenette and balcony.

The offices benefit from ancillary storage on the third floor and seven parking spaces, two in The Undercroft and five in The Station car park.

Flexible lease terms 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
Suite 101	1,377	127.92
Suite 102	1,514	140.65
Total Area	2,891	268.57

EPC

Awaiting EPC.

VAT

VAT is not applicable on the rent.

Legal Costs

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

Terms

£24 per sq ft - Flexible, short term lettings on an all inclusive basis to include service charge, business rates, electricity and gas. Tenants are responsible for their own telephony.

Business Rates

Business rates are included within the service charge.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson or 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