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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Workshop/Storage



Unit 21, Warren Hill Farm, Nuffield Lane, Nuffield OX10 6QN

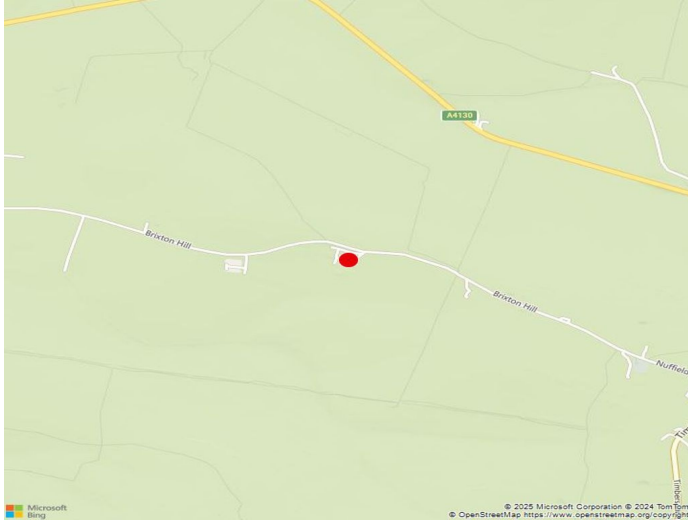
1,601 sq ft (148.73 sq m)

£10,000 per annum

SIMMONS & SONS

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Location



Located off Nuffield Lane near Wallingford, just off Timbers Lane on the A4130 Henley to Oxford road. Henley-on-Thames is just 8 miles away, Wallingford 5 miles away and Reading 13 miles south.

Description

Unit 21 is a storage / workshop barn to let on a rural farm location. There is separate car parking opposite the unit. Shared wc facilities. Henley-on-Thames is just a 15 minute drive away.

Not suitable for motor trade.



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
Total Area	1,601	148.73

EPC

Not applicable.

VAT

VAT is not applicable and not charged on rent.

Legal Costs

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

Terms

A new lease on flexible terms is available direct with the landlord.

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:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-professionals/industry-standards/commercial/leasing/)

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