



deriaz campsie

commercial property consultants | chartered surveyors

For Sale

**Development Site 0.42 acres (with
planning permission for warehousing)**



Newtown Road Henley on Thames Oxon RG9 1HG

Development Site of 0.42 acres

Planning Permission Granted for B8 Warehousing Use

www.deriazcampsie.com

T: 01628 495 500

Windsor Office | Suite 3, First Floor Queen Anne's Court, Oxford Road East, Windsor, SL4 1DG
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX



Property

Newtown Road Henley-on-Thames RG9 1HG

• Location

Situated to the South of Henley town centre on the Newtown Industrial Estate off Reading Road (A4155)
The M4 motorway is approx. a 15-minute drive to junction 8/9.
Henley train station is approx. a 15-minute walk from the site.
Giving fast access to Reading & London via Twyford.

• Description

The property comprises a rectangular partially fenced site extending to approximately 0.17 hectares (0.42 acres). The site is level and has been hard surfaced which is currently being used to store cars and other vehicles. Access is afforded from both Newtown Road and at the front and Farm Road to the rear.

Please note there is a right of way along the left hand flank boundary to an adjoining property.

• Accommodation

Planning permission has recently been granted (approval no P15/S3637/FUL) for the erection of a self-contained single-storey warehouse building with 3-storey frontage comprising stores and offices to provide a total floor area of 14,000 sq. ft. (1300 sq. m.)
The site is within an area that has recently been adopted in to the Henley and Harpsden Neighbourhood plan. The policies for the estate are that it will continue to be the primary employment area within Henley.

• Terms

Freehold for sale offers in excess of £1.2 million

• VAT

TBC

• Viewing

Strictly by prior appointment via the Sole Agents
Mark Potter: 01628 495510
mark.potter@deriazcampsie.com

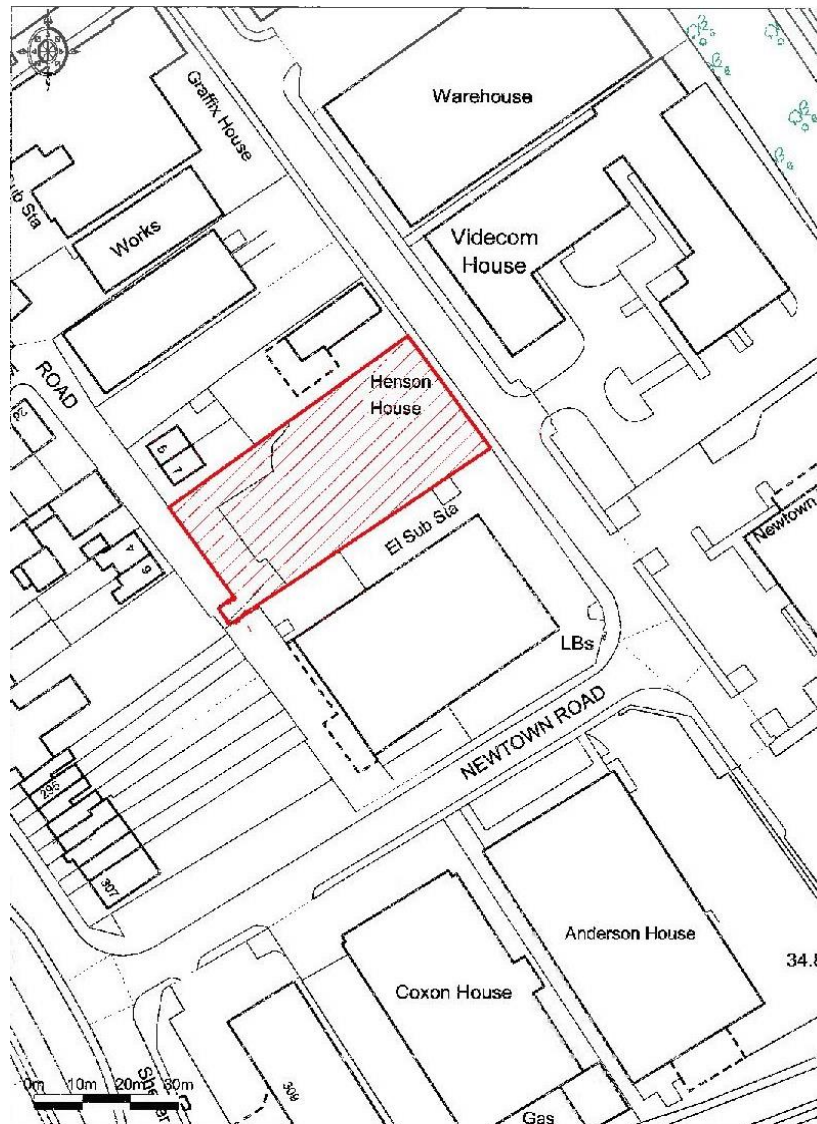
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Code of Practice

You should be aware that the Code of Practice for 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 – www.commercialleasecodeew.co.uk

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