

# Offices



## TO LET

### KEY FACTS

- ☐ Courtyard setting
- ☐ Newly refurbished
- ☐ Self-contained suites (but can be combined)
- ☐ 11 parking spaces
- ☐ WC facilities & kitchenette
- ☐ Air-conditioning
- ☐ Walking distance to train station



**HENLEY 21-25 Hart Street, Henley-on-Thames RG9 2AR**

Courtyard suite	sq ft	sq m
Ground floor	532	49
First floor	1,165	108
<b>Total</b>	<b>1,697</b>	<b>157</b>
Stable suite	sq ft	sq m
	1,011	94
<b>Total</b>	<b>2,708</b>	<b>251</b>



### RATES

Rateable Value (2017): Courtyard suite £27,500; Stable suite £16,500  
Uniform Business Rate Multiplier (2020/2021) 49.9 pence

### TERMS

New full repairing lease(s) is/are available direct from the landlord.

Rent: Courtyard suite £55,150 per annum ; Stable suite £28,850 per annum.

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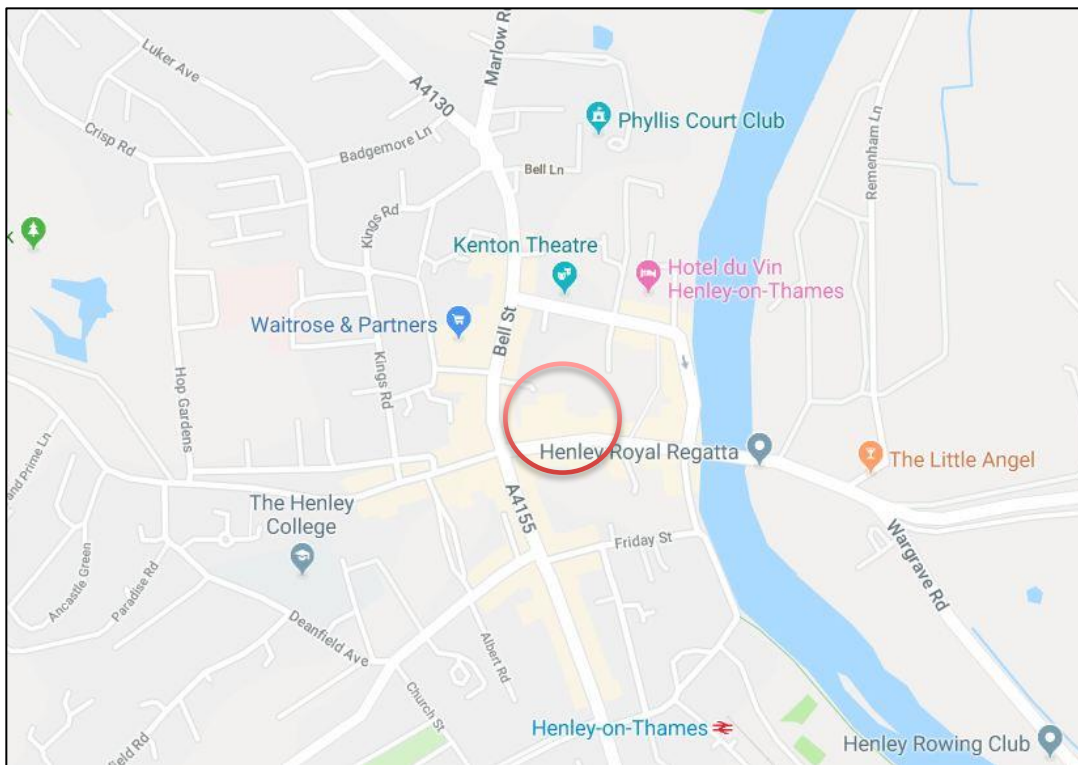
# Transaction • Management • Performance

## DESCRIPTION

The offices are situated in a pleasant courtyard setting and located just off Hart Street in the town centre. The accommodation comprises 2 self-contained suites which can be combined. The Courtyard suite is air-conditioned and has a dedicated ground floor reception area leading to a large single office/meeting room. Further office space is found on the first floor, together with male and female WCs and a kitchenette. The Stable suite also has its own WCs and kitchenette and offers open plan offices on 2 floors. The offices have a wealth of period features and up to 11 car parking spaces are available on site by separate negotiation.

## LOCATION

Henley is a vibrant market town on the River Thames, world famous for its annual rowing Royal Regatta. Within its historic streets you will find an abundance of independent shops, a selection of national retailers and a diverse selection of restaurants, bistros, cafes and pubs. Henley Station is less than ½ mile from the property and provides regular services to London Paddington (1 hour) and Reading (27 minutes). Henley is approximately 5½ miles from the A404 (M) at Maidenhead, 9 miles from the M4 at Junction 8/9 and 12 miles to the M40 at Junction 4.



### EPC

A full certificate is available on request

### LEGAL COSTS

Each party is to pay its own legal costs.

### VAT

The property is NOT elected for VAT.

## VIEWING & FURTHER INFORMATION

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### LEASE CODE

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 [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

### MISREPRESENTATIONS ACT 1967

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