To Let - Industrial/Storage/Workshop

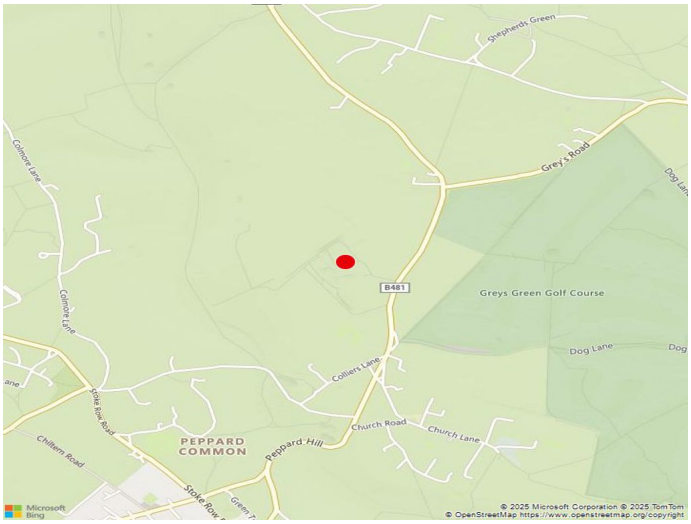


Unit 26, Manor Farm, Peppard, Rotherfield, Henley-on-Thames RG9 5LA

4,271 sq ft (396.78 sq m)

£35,000 per annum

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. Peppard Common is a short drive west of Henley town centre on the B481 and approx 20 minutes drive from Reading.

Description

Unit 26, Manor Farm is a workshop / storage unit with 5m eaves and 6.2m wide roller shutter access. In addition, the unit enjoys 3 phase power and a mezzanine for offices or further storage. There is an oil fired factory blower heater and separate wc and kitchen facilities. Short term flexible 3 month ongoing licence available.



Accommodation

The accommodation comprises the following GIA areas: 1,582 - 4,271

Floors	sq ft	sq m
Ground Floor	3,163	293.84
Mezzanine	1,108	102.93
Total Area	**4,271**	**396.78**

EPC

Awaiting EPC.

VAT

VAT is elected and is chargeable.

Legal Costs

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

Terms

Available on a short term flexible 3 month ongoing licence.

Business Rates

Rateable Value : £24,500
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

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