

**Chartered Surveyors &  
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**Dunster  
Morton<sup>+</sup>**  
CHARTERED SURVEYORS  
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**TO LET**  
**GROUND FLOOR WORKSHOP UNIT**  
**WITH A1 (RETAIL) USE**  
**858 ft<sup>2</sup> (80m<sup>2</sup>)**



**Unit 1 Thamesview Industrial Estate  
Newtown Road  
Henley-on-Thames  
Oxfordshire  
RG9 1HG**

NOTE: Dunster & Morton is the trading name for Dunster & Morton LLP. Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.

**LOCATION** Henley on Thames is an affluent Thames Valley town with a thriving commercial centre situated approximately 9 miles west of Maidenhead and 8 miles northeast of Reading. Major employers in the town include Invesco Perpetual and Stuart Turner Pumps.

**DESCRIPTION** Thamesview Estate is a popular mixed use estate of ten units with a range of office and industrial/workshop accommodation and is located in the Newtown Road Industrial Estate, the principal trading estate serving Henley-on-Thames, and is easily accessible from the town centre and Reading via the A4155.

**ACCOMMODATION** The unit comprises a workshop area of 858 ft<sup>2</sup> (79.71m<sup>2</sup>) on the ground floor.

**AMENITIES**

- 2 Car Parking Spaces
- Double Loading Doors
- WC
- Popular Trading Estate Location
- A1 Retail Planning Consent

**LEASE** The unit is available by way of a new full repairing and insuring lease on terms to be agreed, to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

**RENT** £7,000 per annum exclusive.

**VAT** VAT is not payable in respect of the units.

**BUSINESS RATES**

Rateable Value	£6,600.00
Rates Payable in 2017/2018	£2,902.84

We understand the above rates to be payable. Some parties may be eligible for Small Business Rates Relief. Interested parties should make their own enquiries directly with South Oxfordshire District Council Business Rates Department on 0845 300 5562.

**LEGAL COSTS** Each party is to be responsible for their own legal costs incurred in connection with this transaction.

**VIEWING** Strictly by appointment with the Sole Agents:-

Dunster and Morton



**John Fry**  
Telephone: 0118 9551700

[johnfry@dunsterandmorton.co.uk](mailto:johnfry@dunsterandmorton.co.uk)

**SUBJECT TO CONTRACT**

**October 2017**



## Energy Performance Certificate

HM Government

Non-Domestic Building

**GROUND FLOOR UNIT**  
Unit 1 Thames View  
Newtown Road  
HENLEY-ON-THAMES  
RG9 1HG

**Certificate Reference Number:**  
0482-0637-7299-4725-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

120

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	80
Building complexity (NDS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	65.93
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
89	If typical of the existing stock