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TO LET
FIRST FLOOR OFFICE

1,188 sq ft [110.37 sq m]



**1A 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 with a range of both office and industrial occupiers. The estate is located on the Newtown Road Industrial Estate, the principal Business Park serving Henley-on-Thames, located south of the town centre and easily accessible from both the town centre and Reading via the A4155.
ACCOMMODATION	The office benefits from a high profile location at the entrance to the estate, and comprises the following accommodation:- First Floor Area - 1,188ft ² [110.37m ²]
EPC	The EPC rating for this property is E102.
AMENITIES	<ul style="list-style-type: none"> • Predominantly Open Plan • Flexible Accommodation • High Visibility Trade Park Location • Allocated Car Parking • Separate Male and Female WC's • Kitchen • Dedicated entrance lobby
LEASE TERMS	The offices are available by way of a new lease on flexible terms to be agreed, to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
RENT	£12,000 per annum
VAT	VAT is not payable in respect of the offices.
BUSINESS RATES	<p>Rateable Value: £9,300.00 Rates Payable: £4,473.30</p> <p>We understand the above rates to be payable, however, some businesses 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.</p>
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred in connection with this transaction.
VIEWING	Strictly by appointment through Dunster and Morton.



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