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To Let - Office



Unit 2, Rotten Row, Hambleden, Henley-on-Thames RG9 6NB

568 sq ft (52.77 sq m)

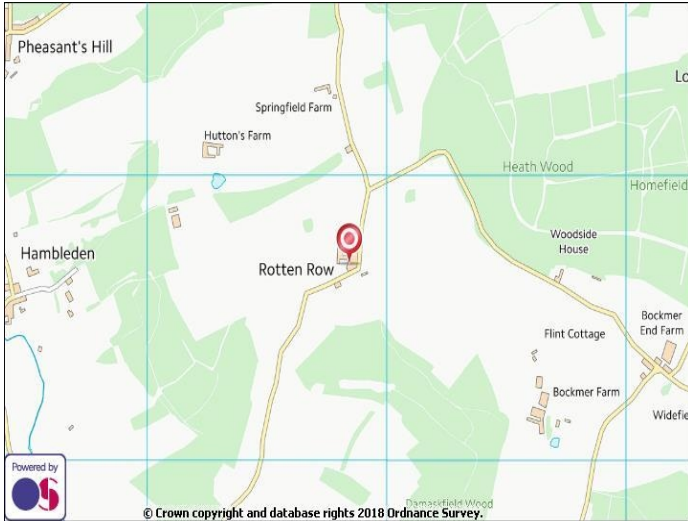
£10,000 per annum

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Location



The office is situated in a quiet rural location in the Chiltern Hills above the Hambleden Valley, approximately 5 miles from Henley and 6 miles from Marlow with good access to both the M4 and M40 motorways.

Description

Unit 2 Rotten Row is a ground and first floor self-contained office suite with kitchenette and WC, comprising part of a brick and flint farm barn conversion, providing pleasant rural accommodation.

There are 2 dedicated car parking spaces.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	245	22.76
First Floor	323	30.01
Total Area	568	52.77

EPC

EPC rating is C.

VAT

VAT is not payable on this property.

Legal Costs

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

Terms

£10,000 per annum.

A new IRI lease for a term by arrangement.

Business Rates

Rateable Value : £7,000

Some businesses may be eligible for small business rates relief.

Interested parties should make their own enquiries directly with Wycombe District Council on 01494 461000.

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](https://www.rics.org/uk/for-the-media/press-releases/2017/06/20/code-of-practice-on-commercial-leases/)

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