



## OFFICES AT SOUTHLEA HOUSE

Blounts Court Road Peppard Common  
Henley on Thames RG9 5EU

|               |                               |
|---------------|-------------------------------|
| <b>TYPE</b>   | <b>OFFICE</b>                 |
| <b>TENURE</b> | <b>LEASEHOLD</b>              |
| <b>SIZE</b>   | <b>800 SQ FT</b><br>(73 SQ M) |

### KEY POINTS

- > Upper floor, self-contained offices
- > Ample parking/circulation space
- > Village location
- > Roadside prominence
- > New Leasing opportunity

## Location

Southlea House is located in the village of Peppard Common which lies roughly 5 miles to the north of Reading and approximately 4 miles to the south-west of Henley on Thames. It is situated on the north side of Blount Court Road just to the east of its junction with the B481 Gravel Hill / Peppard Hill road. The larger village of Sonning Common which offers a good selection of everyday shopping facilities, can be found approximately ½ a mile to the south.

## Description

The current arrangement provides open plan first and second floor office accommodation which is self-contained accessed via its own entrance to the rear of the building. The premises occupies the upper floors of a traditional glazed retail shop unit occupied by The Pet Barn Ltd.

The property benefits from a large amount of external space available for parking wrapping from the front elevation around to the retail unit's side elevation onto a rear yard area behind the building.

## Specification

- Self-contained offices
- Perimeter trunking data and power
- Electric wall-mounted heaters
- Double glazing
- Split level accommodation
- Kitchen and WC facilities
- Ample off-street parking

## Accommodation

Approximate floor areas measured on a NIA basis:

| Floor                                       | sq m      | sq ft      |
|---|-----------|------------|
| 1 <sup>st</sup> Floor office                | 56        | 609        |
| 2 <sup>nd</sup> Floor (restricted headroom) | 17        | 191        |
| <b>Total</b>                                | <b>73</b> | <b>800</b> |



## Energy Performance Asset Rating

D:91

## Business Rates 2026/27

Rateable Value: £10,500

## Terms

The property is available to rent on a new lease on terms to be agreed with the landlord.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so

## Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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