

To Let/For Sale

Office Property

Excellent Quality Courtyard Offices

23 Old Brewery Lane, Henley-on-Thames, RG9 2DE



- 1,057 Sq Ft (98.18 Sq M)
- Period Features
- 2 On Site Car Parking Spaces
- Central Location Close to Henley Riverside

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Location



Located in the heart of Henley-on-Thames, the former Brakspears Brewery site was converted into high quality offices in 2007. The town centre amenities, riverside and station are a short walk away.

Description

23 is located in an attractive courtyard setting. The offices are arranged over ground and a mezzanine level and benefit from air conditioning, a fitted kitchen, character features and 2 secure on site car parking spaces in an underground car park.

- Period features
- Air conditioning
- Fitted kitchen
- 2 On site car parking spaces
- Shower facilities
- WCs
- Open plan environment



Accommodation

The accommodation is measured on a Gross Internal basis.

Usable floor areas	sq ft	sq m
Ground Floor	704	65.40
Mezzanine	254	23.59
WC & Shower	99	9.19
Total	1,057	98.18

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The rateable value is £15,250 per annum.

Terms

A rent of £30,000 per annum exclusive.

Freehold price upon application.

Service Charge

The service charge is approximately £3,000 per annum.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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