

# ATTRACTIVE OFFICES TO LET



**2,466 Sq. Ft. (229 Sq. M.)**

5 Horseshoes House, Remenham Hill

**Henley-on-Thames**

RG9 3EP

**SUITABLE FOR D1 USE STP  
WITH SUBSTANTIAL CAR PARK**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The building is prominently located fronting the A4130 one of the main approach roads to Henley-on-Thames which is approximately ½ mile away. In turn the A4130 connects with the A404(M) which directly links with the M4 (Junction 8/9) and the M40 (Junction 4).

All the extensive shopping facilities of Henley-on-Thames are close by as is the railway station providing access to Reading and Paddington stations.

## Description

The premises comprise attractive detached office building on three levels with brick and flint elevations beneath a slate roof with substantial parking to the rear.

The accommodation offers a mix of open plan and individual offices and benefitting from good natural light, carpeting and central heating and suitable for a wide range of businesses.

## Accommodation

	Sq. Ft.	M2
Lower Ground Floor	830	77.1
Ground Floor	640	59.5
First Floor	878	81.5
Plus Kitchen & WC Facilities Plus store	118	10.9
<b>TOTAL</b>	<b>2,466</b>	<b>229</b>

*Approx net internal area (NIA)*

## Terms

Rental £42,500 p.a.x.

The above rents are exclusive of business rates, insurance and utilities, and may be subject to VAT.

The premises are available on a new flexible lease to be contracted outside the Security of Tenure Provisions of Landlord and Tenant Act 1954 (Part II)

## Business rates

The billing authority is Wokingham District Council

Rateable value: £31,500.00

Rates payable 2018/19: £15,529.50

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

## Amenities

- Large car park
- Flexible accommodation
- Meeting rooms
- Good natural light
- Kitchenettes
- Male and Female Toilets
- Available Autumn 2018
- Suitable for D1 Use STP

## Energy Performance Rating

D (96)

## Viewing and further information



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