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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Workshop/Storage



Unit 21 Warren Hill Farm, Nuffield Lane, Nuffield OX10 6QN

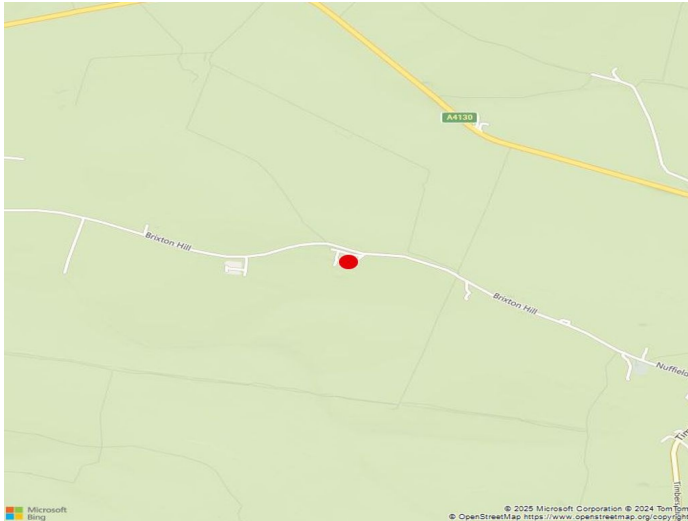
1,601 sq ft (148.73 sq m)

£10,000 per annum

## SIMMONS & SONS

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## Location



Located off Nuffield Lane near Wallingford, just off Timbers Lane on the A4130 Henley to Oxford road. Henley-on-Thames is just 8 miles away, Wallingford 5 miles away and Reading 13 miles south.

## Description

Unit 21 is a storage / workshop barn to let on a rural farm location. There is separate car parking opposite the unit. Shared wc facilities. Henley-on-Thames is just a 15 minute drive away.

Not suitable for motor trade.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
<b>Total Area</b>	<b>1,601</b>	<b>148.73</b>

## EPC

Not applicable.

## VAT

VAT is not applicable and not charged on rent.

## Legal Costs

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

## Terms

A new lease on flexible terms is available direct with the landlord.

## Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto: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-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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