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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Workshop/Storage



Unit 1 Warren Hill Farm, Nuffield Lane, Nuffield OX10 6QN

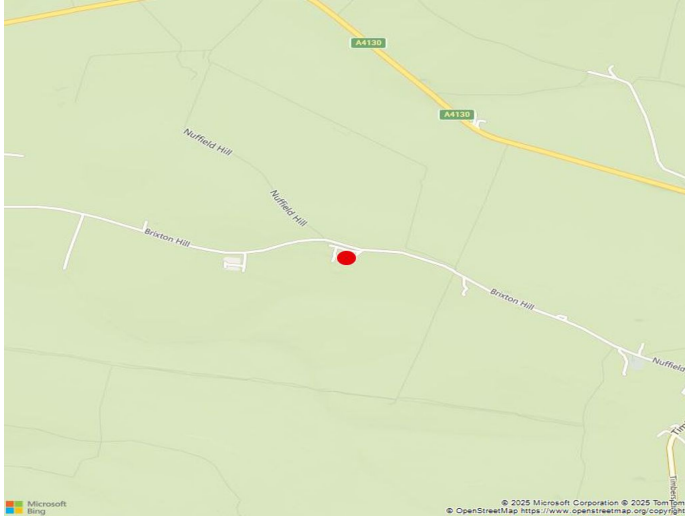
1,405 sq ft (130.52 sq m)

£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 1 is a storage/workshop barn to let in a rural farm location with the benefit of 3 phase electricity. There are shared wc facilities and there is separate car parking opposite the unit.

Not suitable for motor trade.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	1,405	130.52

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

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](http://www.rics.org)

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