

Pre-Let / Pre-Sale

B1 / B2 / D1



**Up to approx 61,000 sq ft (5669 sq m)
4.5 ACRE (1.83 ha) SITE**

**READING ROAD
HENLEY ON THAMES
RG9 4AE**

Your attention is drawn to the important notice at the end of the text.

LOCATION

The former garden centre is located midway between Henley Upon Thames and Shiplake on the west side of the Reading Rd (A4155) at its junction with Bolney Lane.

Reading is 8 miles away and trains to London Paddington take approximately 38 minutes.

SITE

The site extends to approximately 4.5 acres (1.83 ha) and is outlined in red on the aerial photograph on the front of the details.

The site which is well screened by trees and vegetation and has secure fencing around the perimeter. There are a number of dilapidated greenhouses on the site together with a large area of hardstanding and until 2009 the site was operated as a garden centre.

BUILDINGS

An indicative plan for illustrative purposes only, has been produced by Spratley architects which shows on the site five two storey buildings providing a total of approximately 61,000 sq ft net internal, assuming 85% net:gross together with 223 car parking spaces.

PLANNING

The Henley and Harpsden Neighbourhood Plan have allocated the site for B1 and B2 uses and possibly D1 activities where a positive contribution to the economy can be made.

Accordingly a restrictive covenant will be placed on the site reflecting the above.

TENURE

The site is owned freehold and therefore presales and pre-lets are available, depending upon specification and quantum.

TERMS

Upon application

VAT

VAT will be paid where chargeable..

RATES

We advise all parties to make their own enquiries in respect of both rates payable

EPC

Not applicable

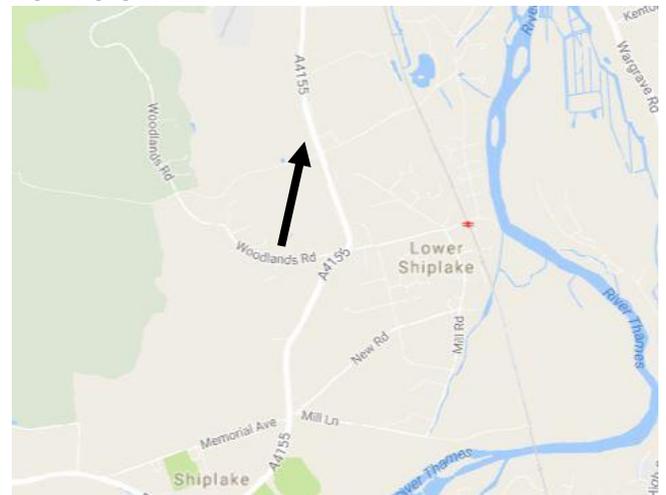
LEGAL COSTS

Each party is to be responsible for their own legal costs

VIEWINGS

By prior appointment with the sole agents:-

NOT TO SCALE



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