

Office Suite with High Speed Fibre Broadband and Parking

The Dairy
Stonor Park, Henley on Thames, RG9 6HF



TO LET

Approx 2,907 Sq Ft (270 sq m)

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

Location

Stonor Park is located approximately seven minutes from Henley on Thames and has good access to the M4 and the M40 motorways, and the larger centres of Reading, Oxford, Maidenhead and Heathrow.

There is a mainline train service from Henley on Thames to London (Paddington), taking approximately 45 minutes.

Stonor Park Estate is tucked away in an unspoilt valley in the Chilterns and these offices are set within the beautiful deer park.

Buildings

The Old Dairy is part of a traditional range of estate barns, set in a stunning location, sympathetically converted to provide high quality modern offices and an unrivalled working environment. The offices benefit from plenty of parking, gated security and high speed fibre broadband.

Accommodation

The accommodation comprises the following Net Internal Areas:

The Old Dairy

	Sq Ft	Sq M
Ground Floor	1,970	183
First Floor	902	84
Kitchen	35	3
Total	2,907	270

There is also a communal link block providing further kitchenette and WC facilities.

Amenities

- High speed broadband
- Car parking
- Shower
- Gated security
- Courtyard garden
- Unique deer park setting
- CCTV

Lease Term

The suite is available on a new effective IRI lease on terms to be agreed.

VAT

We have been informed that VAT will be payable

Rent

£17.50 per sq ft per annum exclusive.

Rates

Rateable Value 2017 is as follows:

The Dairy: £34,250

Service Charge

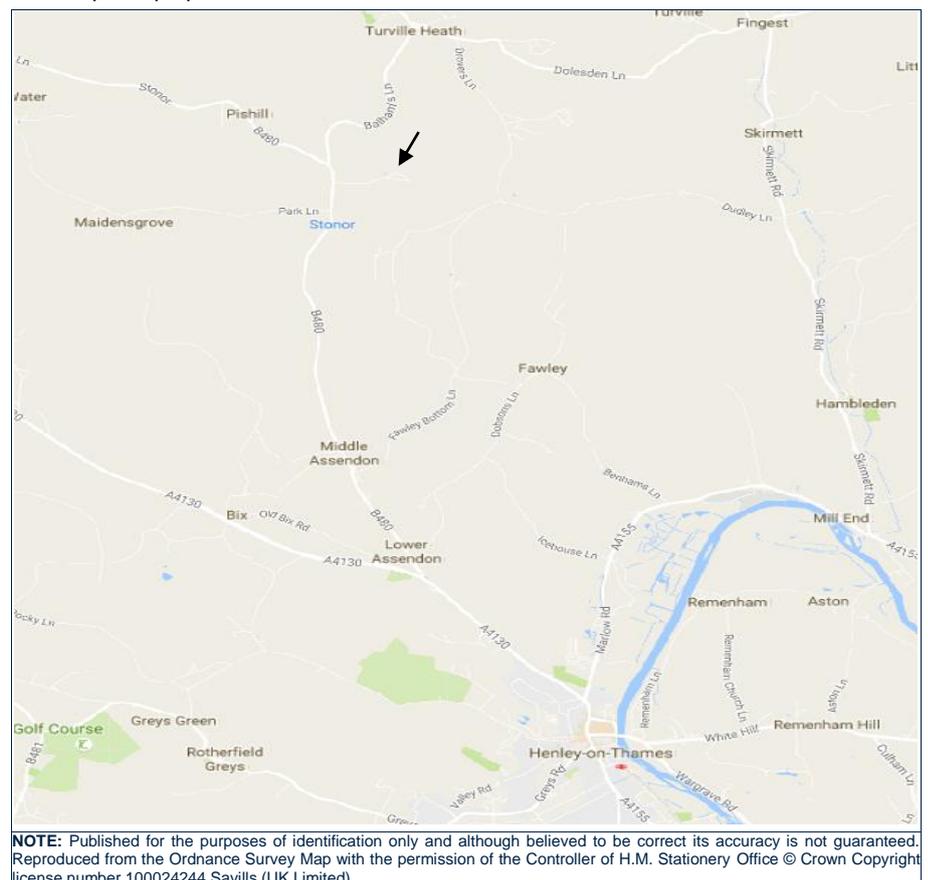
A service charge is in place to cover management, security and water.

Legal Costs

Each party is to be responsible for their own legal costs

Viewings

By prior appointment with the joint sole letting agents:-



Important Notice:

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