

# **Self Contained Riverside Office To Let** **The Old Boathouse, 26 Thameside**

Henley on Thames – RG9 1BH

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square background.

**BWP**

# Self Contained Riverside Office To Let – 2,228 sq ft (GIA)

The Old Boathouse, 26 Thameside, Henley on Thames, Oxfordshire, RG9 1BH

**ASKING RENT £52,500 pa**



## Summary:

- A rare opportunity to lease a 2,228 sq ft self-contained riverside office building in Henley on Thames.
- The property is located in an enviable position on Thameside in the popular market town of Henley on Thames.
- Fully fitted with flexible furnishing, ready for occupation.
- Open Plan Work Space Over Two Floors
- Grade II listed.
- Ideal for a company HQ.
- Elected for VAT.

We are instructed to offer the building by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £52,500 pa (excl)**

# The Old Boathouse, 26 Thameside, Henley on Thames, Oxfordshire, RG9 1BH

## ASKING RENT £52,500 pa

### Location:

The Property overlooks the river Thames and is located on Thameside in the centre of the town.

Henley-on-Thames is a vibrant market town on the River Thames. It has an abundance of independent shops, a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs. Famous for the world renowned Henley Royal Regatta and Henley Festival. Set beside the River Thames, the town is situated 38 miles west of central London, 10 miles north of Reading and 25 miles from central Oxford.

Henley benefits from good transport links to both the M4 (J8/9) and the M40 (J6) and has the addition of regular train services to London Paddington, with an average time of 45 minutes at peak times

### Description:

The property consists of a two-story self-contained Grade II listed office building measuring approx. 2,228 sq.ft (GIA). The accommodation is largely open plan offices with two glass walled meeting rooms (removable), and is fully fitted. There is CAT 6 throughout and some of the furniture may be available via separate negotiation.

### VAT:

The property is elected for VAT.

### Areas:

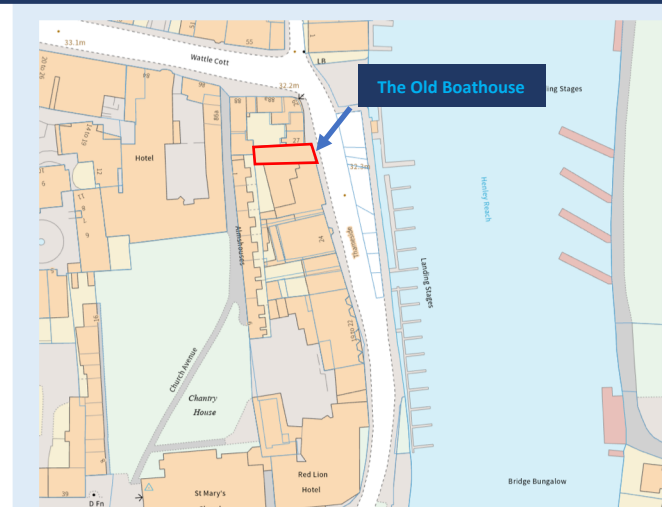
**Gross Internal Area 207 m2 (2,228 sq ft)**  
NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### Term:

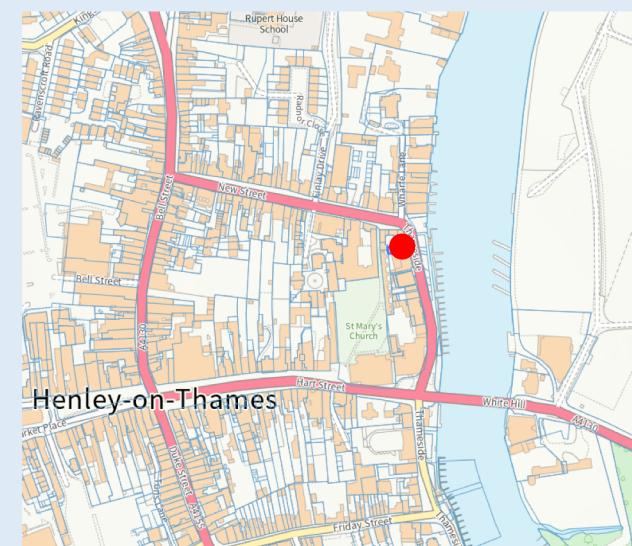
The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

## Asking rent of £52,500 pa

(exclusive of Business Rates, VAT and Insurance).



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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# The Old Boathouse, 26 Thameside, Henley on Thames, Oxfordshire, RG9 1BH

## ASKING RENT £52,500 pa



### Planning:

The property currently has Class E(c) use (office).

### EPC:

EPC Exempt

### Business Rates:

TBC

### Service Charge:

No service charge payable.

### Timing:

Immediately available.

### Further Information:

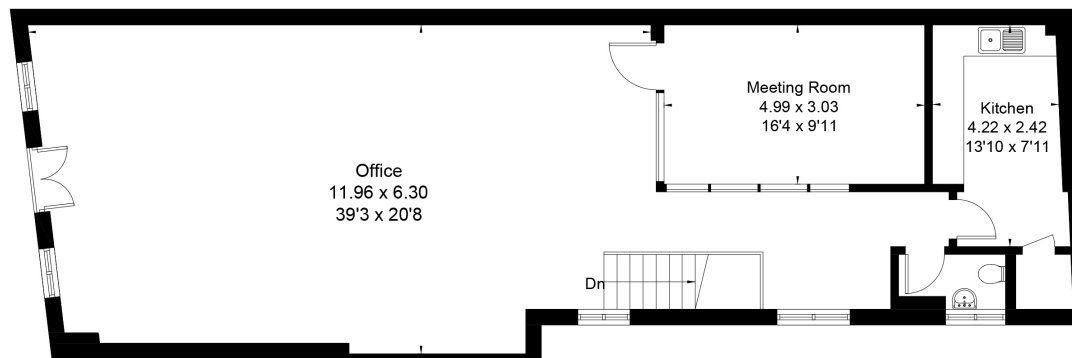
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## ASKING RENT £52,500 pa

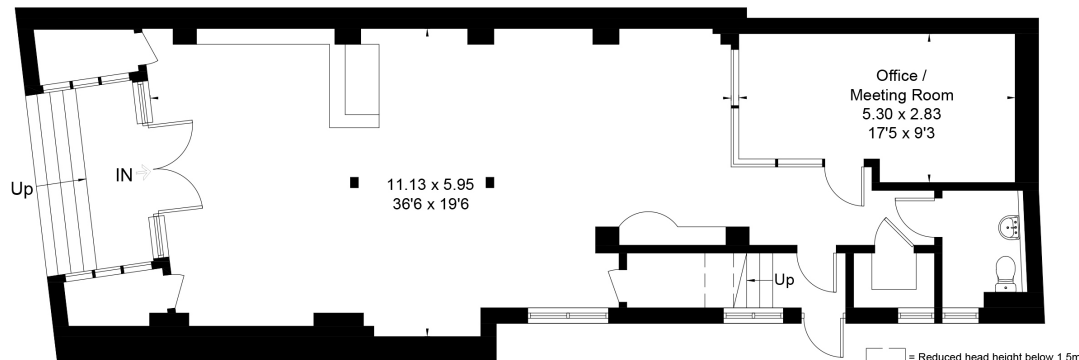
Approximate Area = 207 sq m / 2228 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor

### Areas:

	Gross Internal Area	
	Sqm	Sq Ft
Ground Floor	94	1012
First Floor	113	1216
<b>TOTALS</b>	<b>207</b>	<b>2228</b>



Ground Floor

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

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