



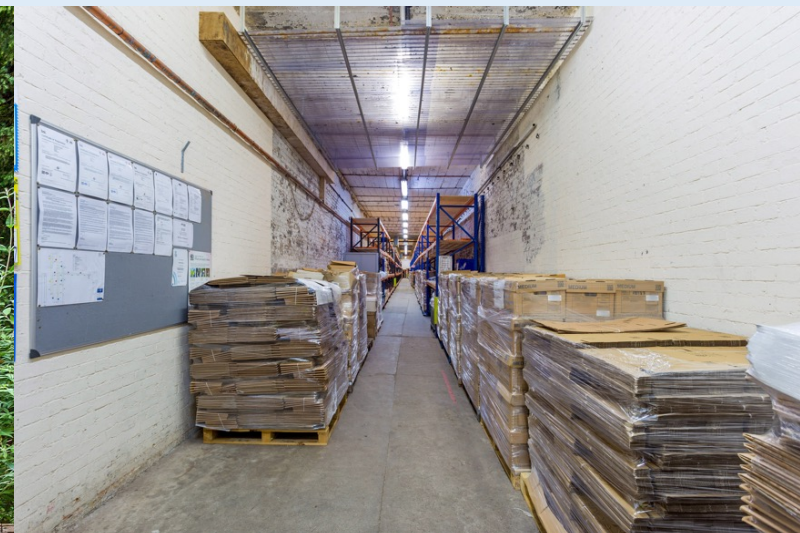
Storage Bunker for Sale

Wargrave Road

Henley on Thames – RG9 3JD

BWP

Storage Bunker, Wargrave Road, Henley RG9 3JD – Guide Price £600,000 (excl)



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Location:

The property is located on the east side of Wargrave Road, less than 5 minutes' drive from Henley-on-Thames.

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.

The property benefits from good transport links to both the M4 (J8/9) and the M40 (J6) via the A404, which is 10 minutes' drive to the east.

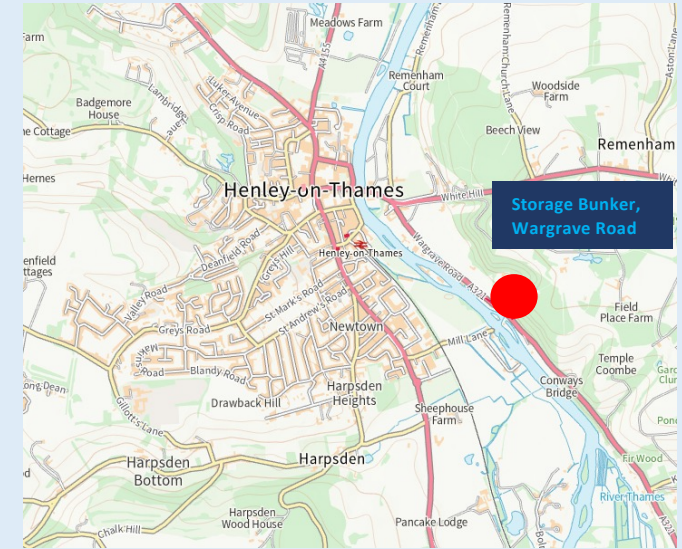
Description:

The property dates' back to World War II and was originally used as a factory producing Spitfire parts. The current owners use the property for document/file storage.

The bunker is cut into the hillside and accessed from ground level, though the car park. The main corridor runs directly from the entrance c.100m into the hillside. There are six main chambers that lead off the main corridor at right angles. There are a number of corridors which run between the chambers connecting them together.



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



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The six main chambers have a maximum height of 5.2m and minimum height of 3.95m. The main corridor has a height of 4.3m. The access corridors have a height of c.2.3m.

At the entrance to the bunker there is a small office and W/Cs.

There bunker has a fire escape exit that runs to the northern boundary of the Freehold.

The bunker has a GIA of c.2,070.3 sqm (22,285 sq ft).

The total Freehold extends to 7.14 acres.

VAT:

The property is elected for VAT.

Energy Performance Certificate:

TBC

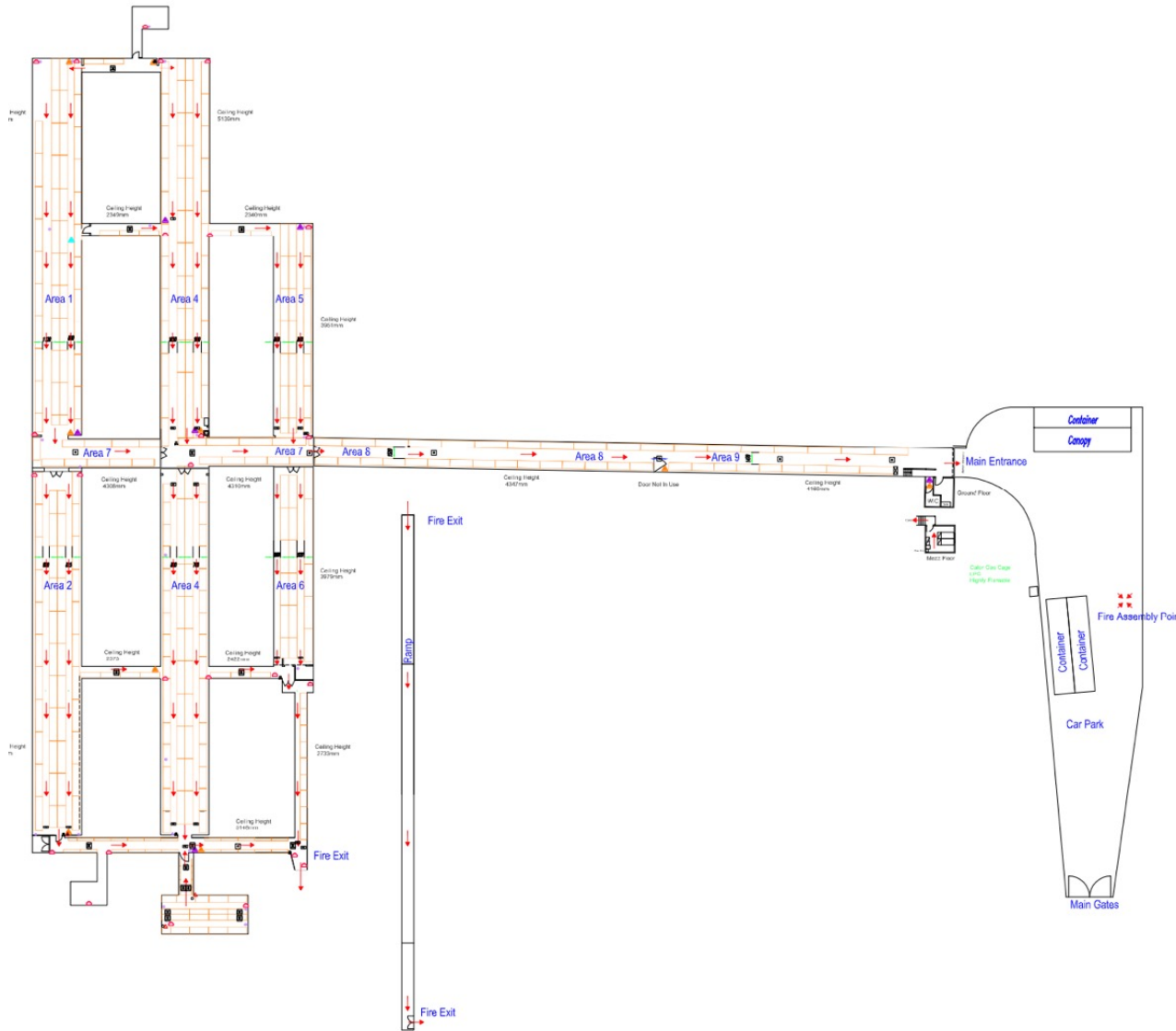
Title No:

BK38173

Business Rates:

The Rateable Value of the property is £60,500. Interested parties should make their own enquiries for the rates payable direct with South Oxfordshire District Council.

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Areas

The property has a GIA of 2,070.3 sqm (22,285 sq ft).

There is also c.7,300 sq ft open storage/car park.

The total Freehold extends to 7.14 acres.

n.b. areas provided by the Vendor, not verified by BWP Commercial Property.

Planning:

The property currently has B8 Storage and distribution use under Use Classes Order.

The property lies within the Park Place Ancient Woodland, designated by Natural England.

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Proposal:

We are instructed to seek offers at a Guide Price of £600,000 for the Freehold interest. Subject to Contract.

Viewings:

For further information or an appointment to view, please contact Iain Duckworth or Charley Burgess on 01491 818180.

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