



**Light Industrial/Business Unit
TO LET**

Graffix House, Newtown Road

Henley on Thames – RG9 1HG

BWP

Light Industrial/Business unit - TO LET

Graffix House, Newtown Road, Henley-on-Thames RG9 1HG

ASKING RENT £49,500 pa (excl)

BWP



Summary:

- An opportunity to lease this 4,253 sq ft (NIA) light industrial unit in Henley-on-Thames.
- Single storey Roller shutter door.
- 2,655 sq ft warehouse space, with 1,253 sq ft of ancillary space and office accommodation.
- 10 parking spaces.
- Elected for VAT.
- Available for Occupation September 2024.

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

Asking rent: £49,500 pa (excl)

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Description:

The property is currently fitted out as individual office accommodation and will be converted back to its original light industrial/business use. The property will be available for occupation from September 2024.

When works have been completed the unit will comprise a reception area accessed at ground floor with W/Cs. A single storey roller shutter door with access to the main warehouse space (2,655 sq ft). There will be a separate kitchen and office also at ground floor.

The first floor will have four separate office spaces.

There are 10 parking spaces in the forecourt.

The property will extend to 4,730 (GIA) sq ft.

Location:

The property is located on Newtown in Henley on Thames with the town centre, station and River Thames being only a short walk away.

Planning:

The property currently has Class E(c) use and would be suitable for a number of different occupiers within this Class E.

Term:

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

Asking rent of £49,500 pa (Excl)
(Exclusive of Business Rates and Insurance).

Business Rates:

The Rateable Value of the entire building is £25,000. For rates payable enquiries should be made direct with the Local Authority. Small business rates relief may be applicable.

VAT:

Elected for VAT.

EPC:

The property has an Energy Rating of D.

Further Information:

Iain Duckworth, Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

Charley Burgess, Senior Associate
e: charley@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7471 361 485



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ASKING RENT £49,500 pa (excl)

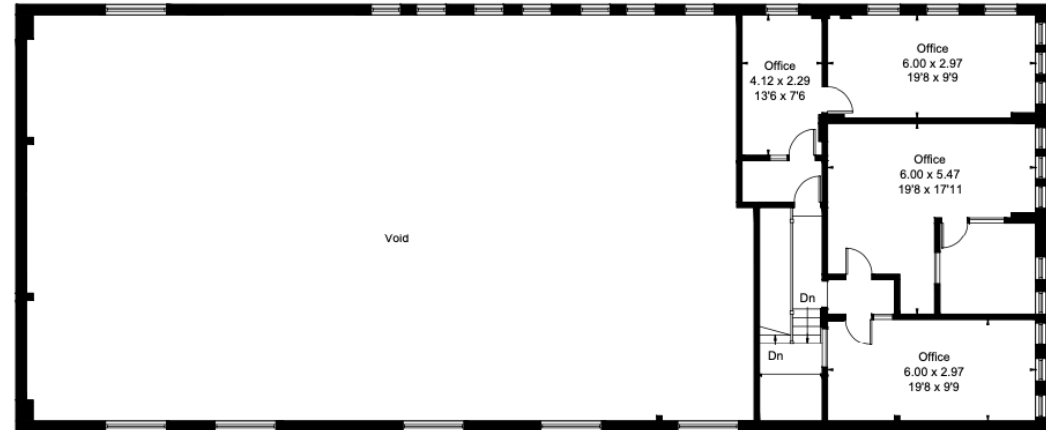
Areas:

Floor Areas (NIA)	Sq M	Sq Ft
Ground Reception	32.1	346
Ground Warehouse	246.6	2,655
Ground Floor Office + Kitchen	38.5	414
First Floor Office	77.9	839
TOTAL	395.1	4,254

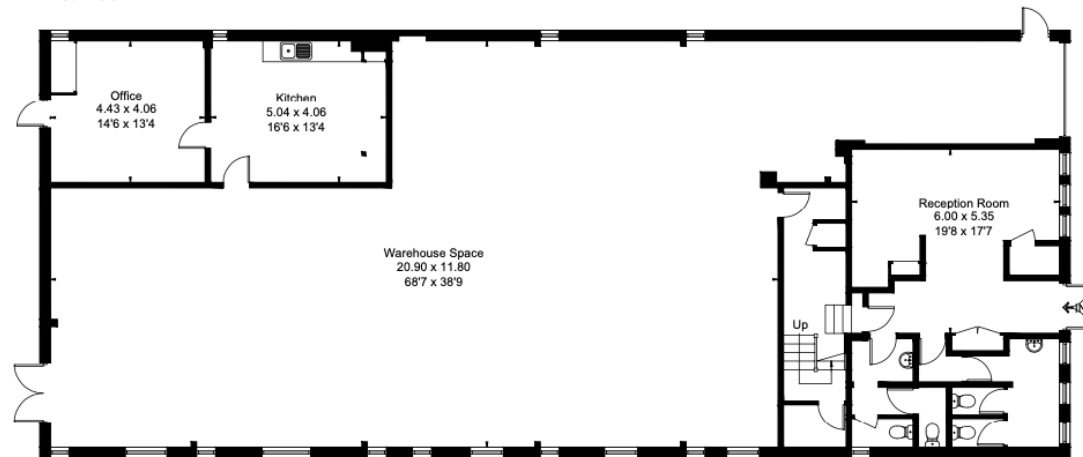
n.b. areas provided by the Vendor, not verified by BWP Commercial Property.

Proposed Floor Layout:

Approximate Floor Area = 439.4 sq m / 4730 sq ft
(Excluding Void)



First Floor



Ground Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 325520



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BWP Commercial Property Ltd
12a Hart Street
Henley-on-Thames
Oxfordshire
RG9 2AU
www.bwpcommercialproperty.com

Charley Burgess Senior Associate
e: Charley@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7471 361 485

Matthew Jackson Director
e: matthew@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 774 131 8999

Iain Duckworth Director MRICS
e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

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