

# ATTRACTIVE OFFICES TO LET



**2,093 Sq. Ft. (194.44 Sq. M.)**

The Quadrant, Upper Culham Farm  
Upper Culham Road  
Remenham Hill

**Henley-on-Thames**

RG10 8NR

**BARN CONVERSION WITH AMPLE PARKING**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Remenham Hill is situated between Henley-on-Thames and Hurley. Upper Culham Road is accessed off the main Henley Road (A423). The offices are in a convenient location just outside Henley and yet has easy access to all the amenities that Henley has to offer, including the mainline railway station. The A404(M) which links the M4 and M40 motorway network, is situated approximately 4-5 miles from the premises.

## Description

The property can be found within a high-quality development of converted barns in a landscaped setting. The accommodation has been refurbished to offer modern, self-contained offices to include vaulted ceiling, private meeting area and exposed beams. The offices further benefit from perimeter trunking and data cabling, underfloor central heating, hardwood flooring, kitchenette and private toilet facilities.

The building also has the benefit of parking for 6/7 cars.

## Accommodation

	Sq. Ft.	M2
Ground Floor	2,093	194.44

*Approx net internal area (NIA)*

## Terms

Rental: £18.50 psf per annum exclusive

The above rents are exclusive of business rates, insurance and utilities, and may be subject to VAT.

The premises are available on a new lease to be contracted outside the Security of Tenure Provisions of Landlord and Tenant Act 1954 (Part II)

## Business rates

The billing authority is Wokingham District Council

Rateable Value: TBC

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly. The suite will need to be reassessed.

## Energy Performance Rating

TBC

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT will be applicable to this letting.



## Viewing and further information

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

**Luke Bennett**

[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)

07385 467367



**KEMPTON**

**CARR**

**CROFT**

PROPERTY CONSULTANTS