



Self-Contained Use Class E Property To Let on an IRI lease

The Boathouse, Riverside Barns

Remenham Lane, Henley-On-Thames,
RG9 3DB

Office

TO LET

794 sq ft
(73.77 sq m)

- Use Class E suitable for Office, Medical and Wellness
- Elevated, Thameside position overlooking the famous Henley Regatta Course
- Air Conditioning and High Speed Fibre Connectivity
- Secure Gated Parking
- Self Contained office with a meeting room, kitchen and shower facilities
- Internal Repairing Lease

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Summary

Available Size	794 sq ft
Rent	£24,000 per annum
Rates Payable	£10,260 per annum approx, from April 2026.
Rateable Value	£23,750
Service Charge	+ building insurance and VAT
EPC Rating	A (24)

Description

Configured to provide flexible, open plan office space, Riverside Barns are finished to an exceptionally high standard and provide premium quality offices in a riverside setting. Benefits include air conditioning, meeting room, high speed fibre connectivity, shower and kitchen facilities, secure on site parking for 4 cars, outside furniture and allocated bicycle.

Location

In an idyllic location, Riverside Barns occupy an elevated position overlooking the River Thames, just one mile from Henley town centre, with all its amenities and direct rail links to London Paddington. The A404 which services both the M4 at Junction 8/9 and the M40 at Junction 4 is approximately 5 miles from the property and provides excellent links with the wider motorway network and Heathrow Airport.

Viewings

By appointment with the agents only.

Terms

Available on a new internal repairing and insuring lease, for a term to be agreed. The lease will be direct with the landlord.

Business Rates

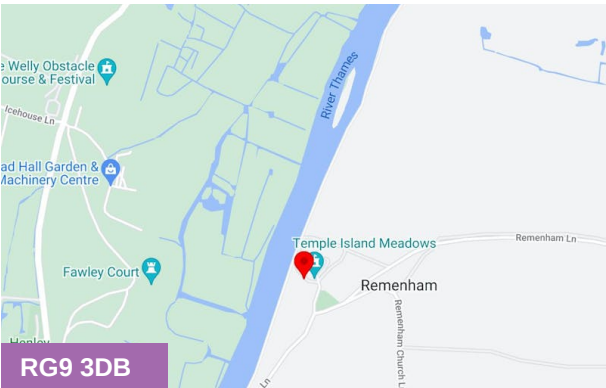
The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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