



OFFICES AT SOUTHLEA HOUSE

Blounts Court Road Peppard Common
Henley on Thames RG9 5EU

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	800 SQ FT (73 SQ M)

KEY POINTS

- > Upper floor, self-contained offices
- > Ample parking/circulation space
- > Village location
- > Roadside prominence
- > New Leasing opportunity

Location

Southlea House is located in the village of Peppard Common which lies roughly 5 miles to the north of Reading and approximately 4 miles to the south-west of Henley on Thames. It is situated on the north side of Blount Court Road just to the east of its junction with the B481 Gravel Hill / Peppard Hill road. The larger village of Sonning Common which offers a good selection of everyday shopping facilities, can be found approximately ½ a mile to the south.

Description

The current arrangement provides open plan first and second floor office accommodation which is self-contained accessed via its own entrance to the rear of the building. The premises occupies the upper floors of a traditional glazed retail shop unit occupied by The Pet Barn Ltd.

The property benefits from a large amount of external space available for parking wrapping from the front elevation around to the retail unit's side elevation onto a rear yard area behind the building.

Specification

- Self-contained offices
- Perimeter trunking data and power
- Electric wall-mounted heaters
- Double glazing
- Split level accommodation
- Kitchen and WC facilities
- Ample off-street parking

Accommodation

Approximate floor areas measured on a NIA basis:

Floor	sq m	sq ft
1 st Floor office	56	609
2 nd Floor (restricted headroom)	17	191
Total	73	800



Energy Performance Asset Rating

D:91

Business Rates

Rateable Value: £8,000

Terms

The property is available to rent on a new lease on terms to be agreed with the landlord.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so

Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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