



**MAKING
PROPERTY
WORK**

SHW.CO.UK

FOR SALE

OFFICE – 296.81 - 593.81 SQ M (3,195 – 6,392 SQ FT)

Henson House, Henson Road, Three Bridges, RH10 1EP

DESCRIPTION

Detached 2 storey offices with 30 on site parking spaces in a self contained and secure site.

LOCATION

Henson House at the end of Henson Road is approximately 150 yards away from Three Bridges Station, which has regular services to London Victoria and London Bridge, Gatwick and Brighton. The M23 (J10) is some 2 miles to the north. Nearby occupiers include UK Power Network and Network Rail.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground floor - Offices & Reception	3,129	290.68
Ground floor - Kitchen	68	6.32
First floor - Offices	3,125	290.31
First floor - Kitchen	70	6.5
TOTAL	6,392	593.81

AMENITIES / OPPORTUNITY

- 30 Parking spaces (1:213)
- Air conditioning
- Metal ceilings with recessed lighting
- Secure site of approximately 0.4 acres
- Passenger lift
- Kitchens on both floors and shower
- EV Charging point
- Break out area and fitted boardroom

LEASE

The property is held on a 99 year lease Ground Lease from November 1991. Rent reviews every 5 years, from 1st September 2002. Current rent of £21,250 per annum. Next review due September 2027. There is an agreement in place to extend the lease to an unexpired term of 125 years at an additional cost, further details on request.

PRICE

£875,000 for the balance of the long leasehold interest.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £86,000.

EPC

The Building has an EPC of B (27).



VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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