

5 MODERN OFFICES AVAILABLE



THE  
**STUDIOS**  
AT THE RIVER &  
ROWING MUSEUM

The Studios, River & Rowing Museum, Henley on Thames, RG9 1BF

[studios-rrm.co.uk](http://studios-rrm.co.uk)



Situated at the iconic River & Rowing Museum in Henley town centre  
The Studios are accessed from Mill Meadows via Station Road.

The Studios provides quick and easy access to Henley station and also the amenity rich Henley town centre. The building benefits from beautiful riverside walks and a unique and relaxing working environment. Henley also allows quick and easy access to the A404 which links the M4 and M40 motorways.





# Specification



Newly refurbished space



Contemporary design



Large tenant kitchen/  
breakout area



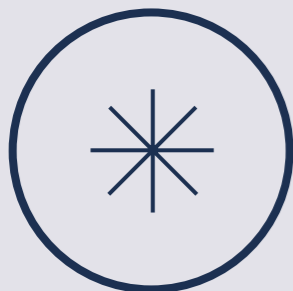
Fibre connectivity



Beautiful riverside views



Shower and changing facilities



Air conditioning



Designated parking



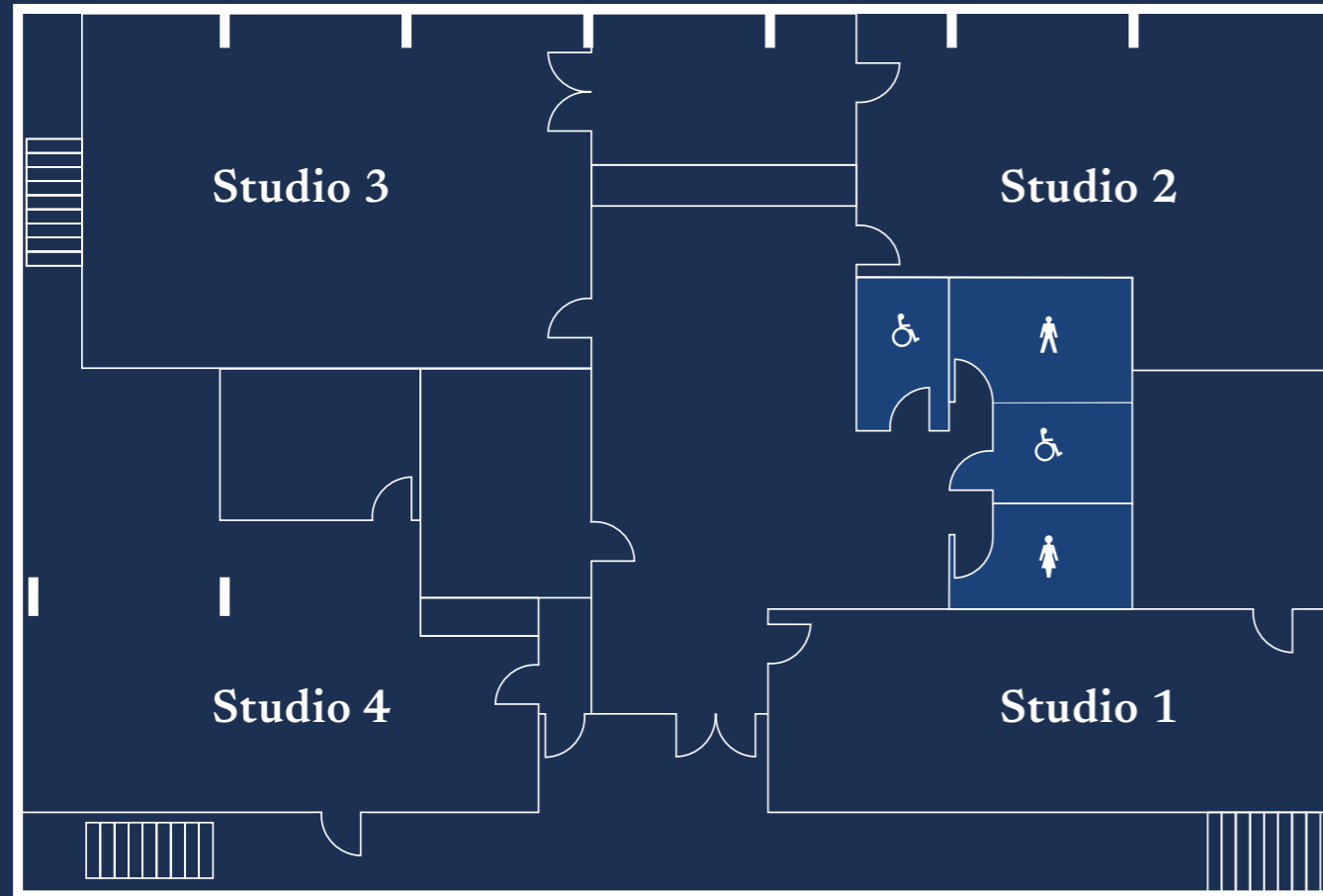
Onsite café and event space



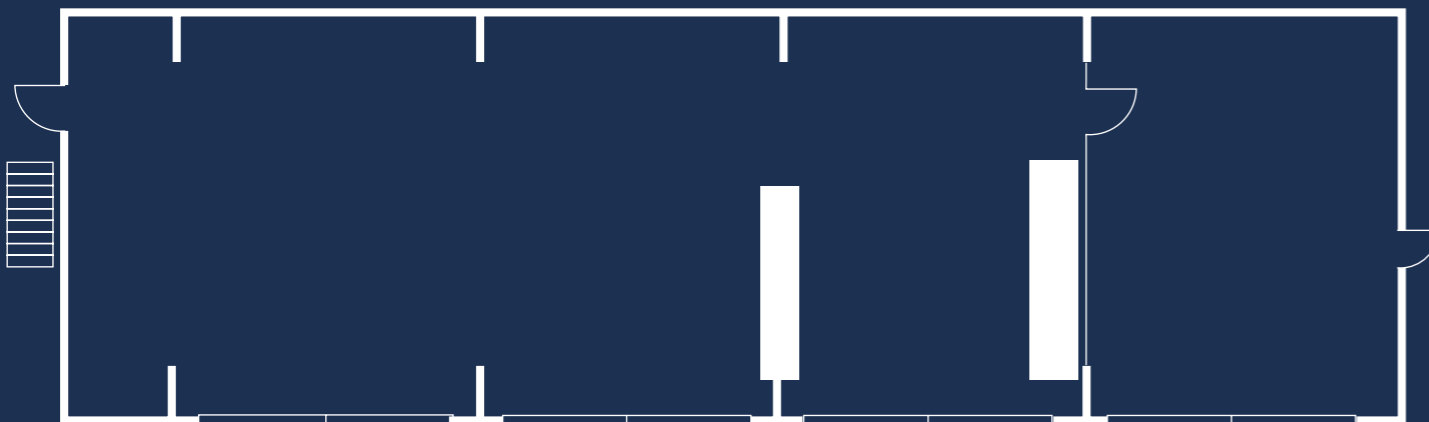
# Floor plans

indicative plans only

## Ground Floor



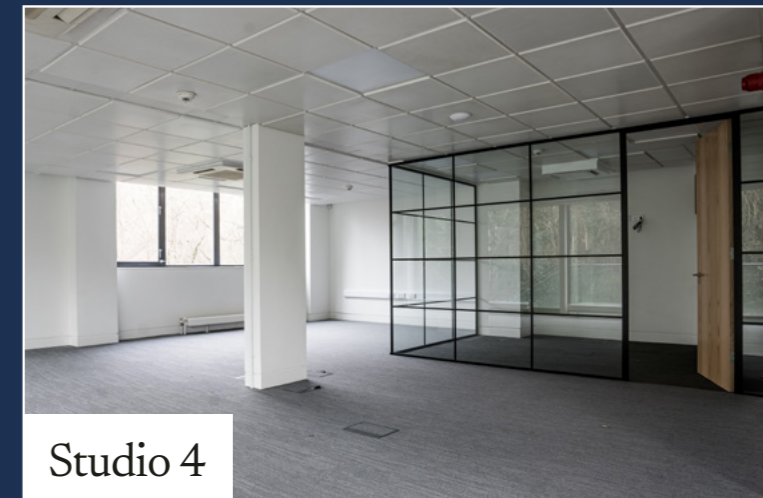
## Second Floor



Studio 3



Studio 2

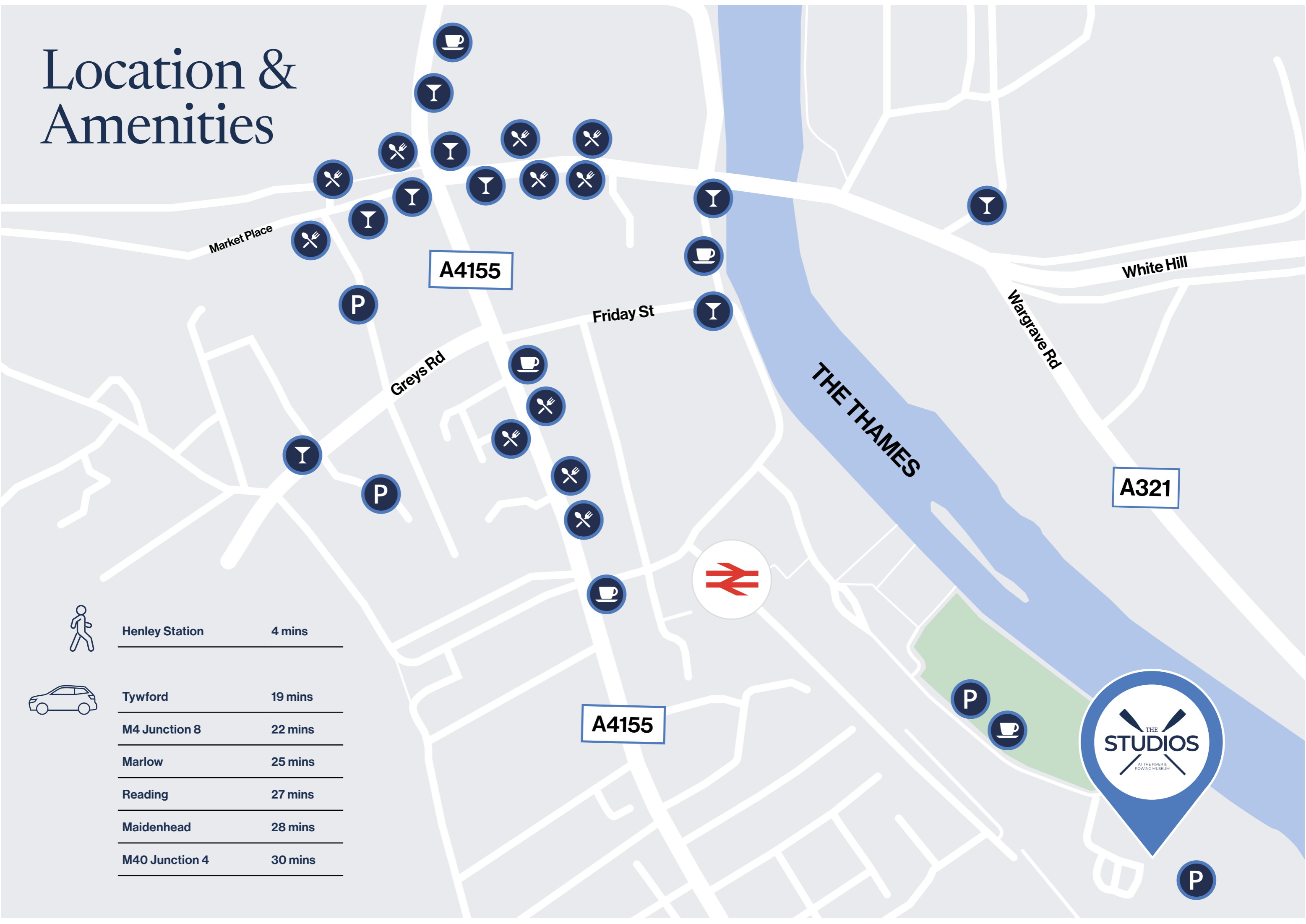


Studio 4

## Schedule of suite sizes

Studio	sq ft	sq m	Parking
Studio 1	517	48	3
Studio 2	743	69	4
Studio 3	904	84	4
Studio 4	990	92	4
2nd Floor	882	82	4
<b>Total</b>	<b>4036</b>	<b>375</b>	<b>19</b>

# Location & Amenities



Henley Station 4 mins



Tywford 19 mins

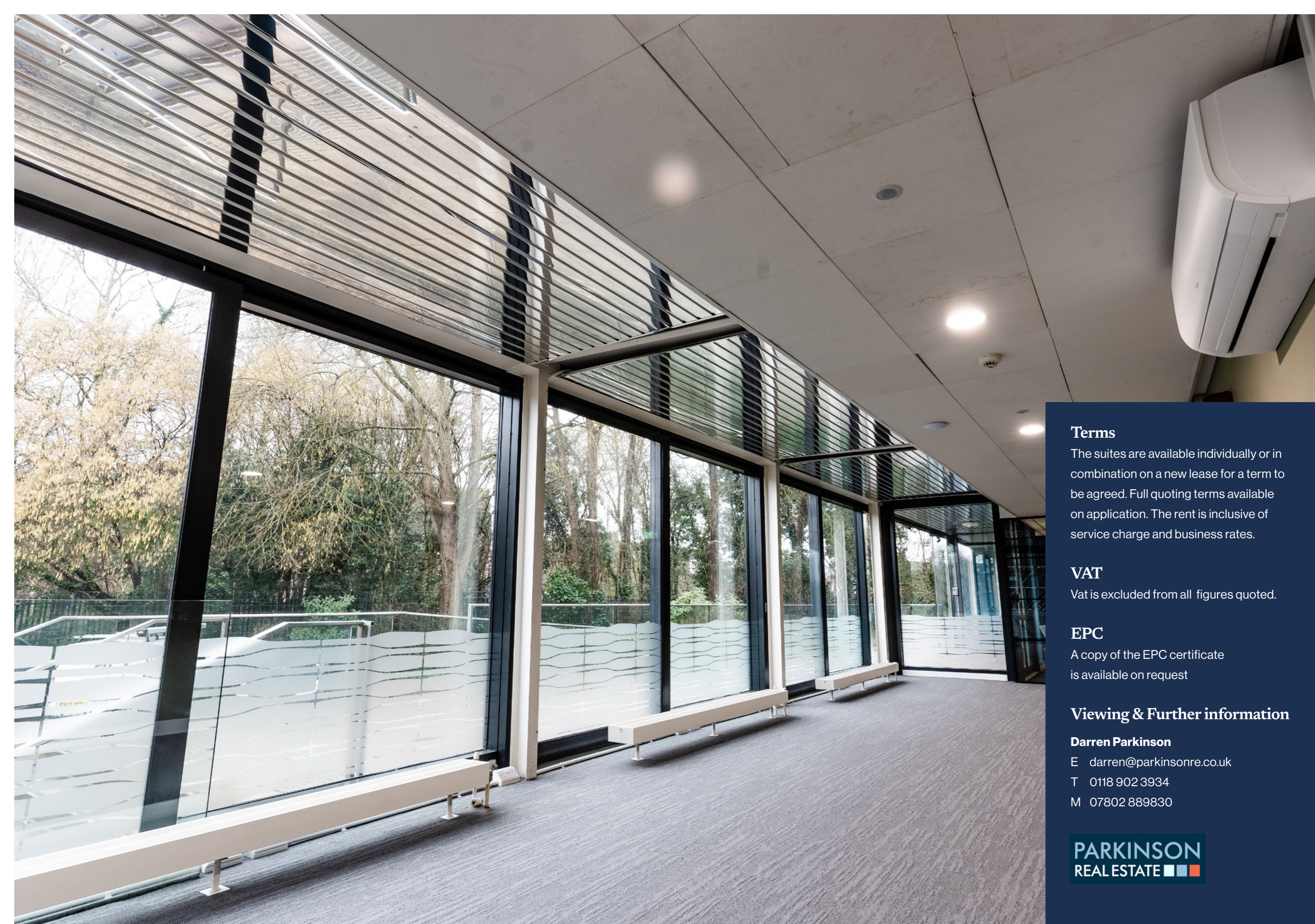
M4 Junction 8 22 mins

Marlow 25 mins

Reading 27 mins

Maidenhead 28 mins

M40 Junction 4 30 mins



### **Terms**

The suites are available individually or in combination on a new lease for a term to be agreed. Full quoting terms available on application. The rent is inclusive of service charge and business rates.

### **VAT**

Vat is excluded from all figures quoted.

### **EPC**

A copy of the EPC certificate is available on request

### **Viewing & Further information**

#### **Darren Parkinson**

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