

01628 439006

TO LET



First Floor Office

The Old Barn, Kings Lane,
Cookham Dean, SL6 9AY

Floor Areas

Sq Ft

Sq m

First Floor

575

53.42



Picturesque rural location



Open plan office space



Character building with vaulted ceilings and exposed timber beams



Shared kitchen and WC facilities



Excellent onsite parking



Location

The Old Barn is situated in a picturesque rural location that is 5 minutes drive of the A404(M) and 10 minutes drive to junction 8/9 of the M4. Maidenhead and Marlow town centres with their respective train stations are approximately ten minutes' drive. Cookham Station and the retail parade, with coffee shop and banking amenities, is a short drive away.



Description

A high-quality character office building with vaulted ceilings and exposed beams, which provides a light and airy working environment. The available space is part first floor and benefits from an entry phone system, high speed fibre internet capacity, communal kitchen and WC facilities located on the ground floor and excellent onsite parking.

Terms

Available on a new internal repairing and insuring lease for a term to be agreed.

A Rent of £22.50 per square foot per annum.

The lease will be direct with the landlord.

Business Rates

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

Rateable Value £11,000

Business Rates Payable 2019/20 £5,401

Please check these figures with the local authority. Small business rates relief could reduce this figure to £0 payable.

Service Charge

A service charge will be payable by the tenant for the upkeep and maintenance of communal areas.

Full details upon application.

EPC

E- 115

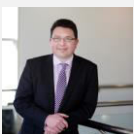
Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.

Viewing



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