

01628 439006

TO LET



## Character Offices

The Old Stables, Kings Lane Business Park, Cookham Dean, SL6 9AY

### Floor Areas

Sq Ft Sq m

Left Suite 1,300 120.7

Right Suite 420 39.2

Total 1,720 159.9



Rural Location



Open plan office space



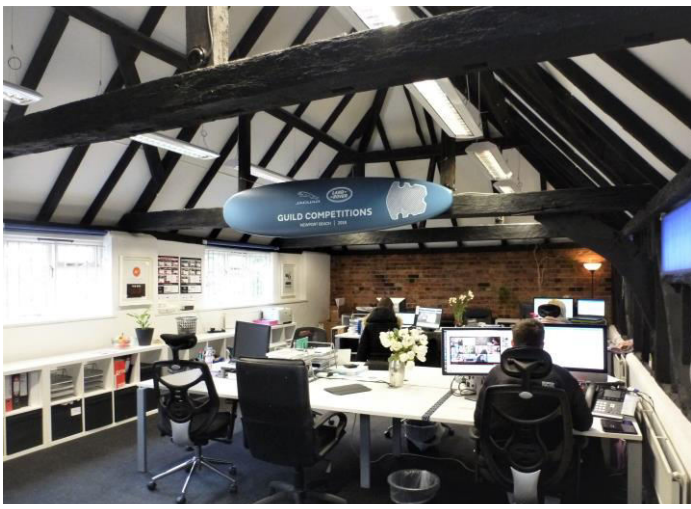
Ample on site parking



Gas central heating



Loft storage



## Location

The Old Stables are situated in a rural location, within 5 minutes drive of the A404(M) and ten 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

Comprising a range of interconnecting character offices, available separately or as a whole, the building benefits from impressive vaulted ceilings with exposed timber beams, gas central heating, carpets, spot lighting, perimeter trunking, kitchen, male and female WCs, loft storage and ample onsite parking.

## Terms

Available on a short term sublease until 21 January 2021 at a passing rent of £25,000pa or

A longer new lease on terms to be agreed.

## Business Rates

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

Rateable Value £30,250

**Business Rates Payable 2019/20 £14,852.75**

Please check these figures with the local authority.

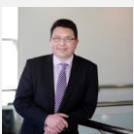
## EPC

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## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing



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