

HIGH SPECIFICATION BARN CONVERSION OFFICES **TO LET**



1,089 Sq. Ft. (100.90 Sq. M.)

Rutland Barn
Courtyard Barns
Choke Lane

Cookham Dean

SL6 6PT

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

Courtyard Barns are located within the picturesque countryside 10 minutes' drive equidistant of both Maidenhead and Marlow town centres and also the A404M giving access to the motorway network.

Description

Courtyard Barns is a high specification conversion consisting of 5 high quality office suites in a rural setting with far reaching views over the Thames Valley including Windsor Castle and Cliveden Manor.

Rutland Barn is a self-contained character barn conversion which provides high quality ground floor office accommodation benefitting from air-cooling and heating, suspended lighting and feature vaulted ceilings with many exposed timber beams.

There is ample car-parking on site plus overflow parking if needed for functions / meetings etc

Accommodation

	Sq. Ft.	M2
Ground Floor	1,089	100.9

Approx net internal area (NIA)

Terms

Rental is priced upon application

We confirm a new internal repairing and insuring lease will be negotiated for a term to be agreed.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

We suggest the Rateable Value and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

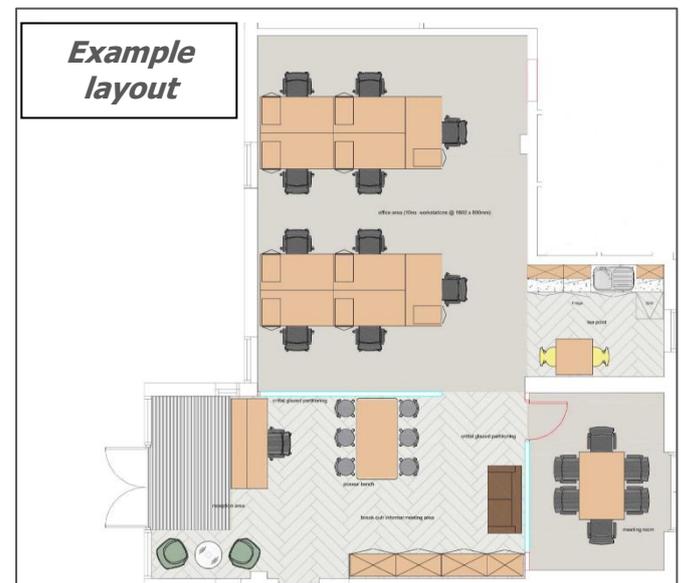
VAT is applicable on this property

Amenities

- Gated development
- Air cooling and heating
- Exposed vaulted feature ceilings
- Ample car parking
- Landscaped grounds and access to communal garden / courtyard

Energy Performance Rating

T.B.C



Viewing and further information



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