



## Character Office To Let

### Suite 1a

Station Court, High Road, Cookham,  
Maidenhead, SL6 9JF

Office

**TO LET**

**669 sq ft**

(62.15 sq m)

- Open Plan & Private Office
- 3 Car Parking Spaces
- Adjacent to Cookham Train Station
- Communal Platform Patio and Garden
- Available on a New Flexible Lease

# Suite 1a, Station Court, High Road, Cookham, Maidenhead, SL6 9JF

## Summary

<b>Available Size</b>	669 sq ft
<b>Rent</b>	£12,950.00 per annum
<b>Rates Payable</b>	£4,990 per annum approx, from April 2023.
<b>Rateable Value</b>	£10,000
<b>EPC Rating</b>	D (82)

## Description

The current layout provides a character versatile office. The suite comprises an open plan area which includes a large meeting room, 2 work pods, a small kitchenette and two WC's. Located to the rear of the building is a platform patio and garden area. Three car parking spaces will be allocated.

## Location

Station Court is situated in the heart of Cookham, adjacent to Cookham train station and near to local amenities, including Costa Coffee and banking facilities. Maidenhead & Marlow town centres are approximately 10 minutes drive. The A404M provides access to the motorway network. Heathrow airport is approx. 16 miles drive.

## Accommodation

Name	sq ft	sq m
Ground - Suite 1a	669	62.15

## Viewings

By arrangement with sole agents.

## Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

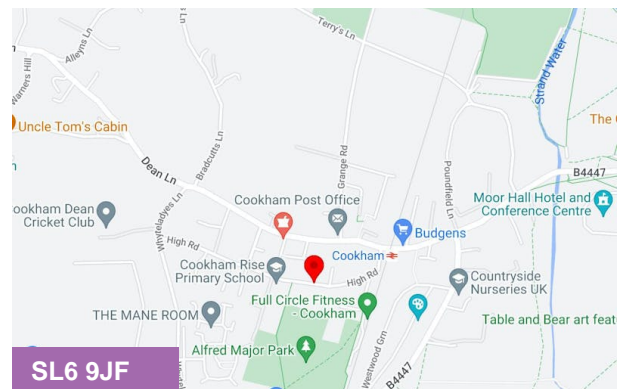
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

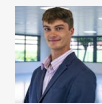
Each party will be responsible for paying their own Legal Fees.

## VAT

All figures quoted are exclusive of VAT which we understand will be chargeable.



## Viewing & Further Information



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