



Rural Character Use Class E Premises

The Old Barn

Kings Lane, Cookham, SL6 9AY

Office

TO LET

1,377 sq ft

(127.93 sq m)

- Picturesque rural location
- Open plan with meeting rooms
- 295 sq ft of storage + eaves included
- Shared kitchen and WC facilities
- 10 car parking spaces

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Summary

Available Size	1,377 sq ft
Rent	£20,000.00 per annum
Rates Payable	£13,073.80 per annum approx. Please check these figures with the Local Authority.
Rateable Value	£26,200
EPC Rating	E (120)

Description

The Old Barn is a multiple-occupied building with charming and character features. A variety of Use Class E businesses can be accommodated within The Old Barn. The floor area comprises the following: two meeting rooms, a large L-shaped area, three adjoining studio rooms, a kitchenette and WC with a shower. There is a communal kitchenette and WC by the front entrance. This space also benefits from 10 allocated car parking, external storage with a manual roller shutter door and additional eaves space which can be used for light storage.

Location

The Old Barn is situated in a picturesque rural location that is 5 minutes drive of the A404(M) and 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 facilities, is a short drive away. The Copas farm shop is a stone's throw away, providing local produce. There are a variety of rural walking routes within close proximity, and The Jolly Farmer gastropub is approximately a 5-minute walk.

Accommodation

Name	sq ft	sq m
Ground - Part	1,082	100.52
Ground - Storage	295	27.41
Total	1,377	127.93

Viewings

By arrangement with the agent.

Terms

An new internal Repairing and Insuring Lease for a term to be agreed. The lease will be direct with the landlord.

Business Rates

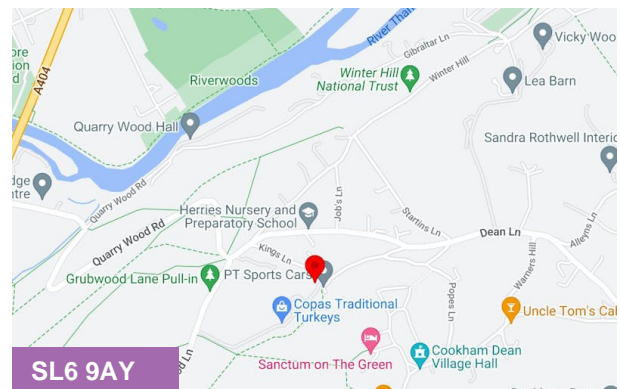
The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to pay their own legal costs.

VAT

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

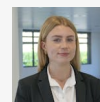


Viewing & Further Information



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