

Office to Let
The Old Barn, Cookham Dean

Cookham – SL6 9AY

BWP

 **Page
Hardy
Harris**
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Office To Let

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

ASKING RENT FROM £23,000 pa



Summary:

- An opportunity to lease a ground floor self contained office with storage.
- 1,377 sq ft (127.93 sqm)
- The property is located in Cookham Dean close to Marlow and Maidenhead.
- Office use under Class E(c).
- 10 designated parking spaces.
- Elected for VAT.

We are instructed to offer the unit by way of a new FRI lease.

Asking Rent From £23,000 pa (excl)

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

ASKING RENT FROM £23,000 pa

Location:

The Old Barn is 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 and partitioned offices. The building benefits from impressive vaulted ceilings with exposed timber beams, gas central heating, carpets, spot lighting, perimeter trunking, kitchen, WC and shower, loft storage and ample onsite parking.

VAT:

The property is elected for VAT.

Areas:

Office	100.52 Sqm	(1,082 Sq ft)
Storage	27.41 Sqm	(295 Sq Ft)
Total NIA	127.93 Sqm	(1,377 Sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Term:

A new full repairing and insuring lease for a term to be agreed. The lease will be direct with the landlord.

Asking rent £23,000 pa

(exclusive of Business Rates, VAT and Insurance).

Planning:

The property currently has Office use under Class E(c).

EPC:

EPC certificate and report available on request.

Business Rates:

The unit has a ratable value of £26,200. For rates payable the tenant should make their own enquiries with the local authority.

Service Charge:

N/A



BWP Commercial Property Ltd

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The BWP logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a dark grey square.

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The logo for Page Hardy Harris features a stylized triangle composed of yellow, green, and purple segments to the left of the company name. The name 'Page Hardy Harris' is written in a white, bold, sans-serif font. Below the name, the phone number '01628 439006' and the website 'pagehardyharris.co.uk' are listed in yellow and white text respectively.

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