

Business Space To Let
The Old Barn, Cookham Dean

Cookham – SL6 9AY

BWP

 **Page
Hardy
Harris**
01628 439006
pagehardyharris.co.uk

Flexible Business Space To Let

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

ASKING RENT £20,000 pa



Summary:

- An opportunity to lease a ground floor flexible business space with parking.
- 1,377 sq ft (127.93 sqm)
- The property is located in Cookham Dean close to Marlow and Maidenhead.
- Suitable for a range of uses under Class E
- 10 designated parking spaces.
- Elected for VAT.
- Low Asking Rent Of £14.52 per sqft

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

Asking Rent £20,000 pa (excl)

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

ASKING RENT £20,000 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 rooms ideal for a range of different business uses. 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:

Ground Floor	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 £20,000 pa

(exclusive of Business Rates, VAT and Insurance).

Planning:

The property currently is Class E and would be suitable for a number of uses in this Class.

EPC:

EPC certificate and report available on request.

Business Rates:

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

Service Charge:

N/A



The logo for BWP Commercial Property Ltd, consisting of the letters 'BWP' in a bold, blue, sans-serif font, centered within a grey square.

BWP Commercial Property Ltd
12A Hart Street
Henley-on-Thames, Oxfordshire
RG9 1HG
www.bwpcommercialproperty.com



Page Hardy Harris Ltd
Clyde House,
Reform Road, Maidenhead,
Berkshire SL6 8BY
www.pagehardyharris.co.uk

Charley Burgess

e: charley@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7471 361 485

Iain Duckworth

e: iain@bwpcommercialproperty.com
t: + 44 (0)1491 818 180
m: + 44 (0) 7977 130 170

Sophie Holmes

e: sophie@pagehardyharris.co.uk
t: +44 (0)1628 367438
m: +44 (0) 7763 565056

James Emes

e: j.emes@pagehardyharris.co.uk
t: +44 (0)1628 439006
m: +44 (0) 7806 487124

Disclaimer: BWP Commercial Property Ltd, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statement of facts or representations of fact. No responsibility is taken of any statements within these particulars. BWP Commercial Property are not authorized to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas, distances are approximate. It should not be assumed that the property has the appropriate planning permission. BWP Commercial Property have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.