



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

Available Size	669 sq ft
Rent	£12,950 per annum
Rates Payable	£4,990 per annum approx, from April 2023.
Rateable Value	£10,000
EPC Rating	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

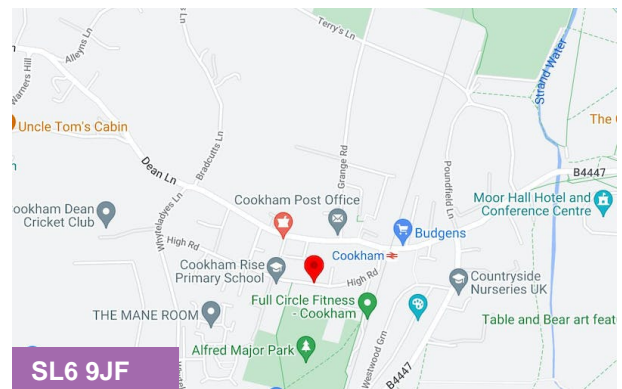
The tenant will be responsible for paying Business Rates directly to the Local Authority.

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



James Emes

01628439006 | 07806487124

j.emes@pagehardyharris.co.uk



Mark Harris

01628 367439 | 07598450586

mark@pagehardyharris.co.uk

More properties @ pagehardyharris.co.uk