



Self contained, character office building

Rutland Barn

Courtyard Barns, Choke Lane, Cookham
Dean, SL6 6PT

Office

TO LET

1,066 sq ft

(99.03 sq m)

- Open plan office with vaulted ceilings
- Security alarm
- Comfort cooling
- Kitchen & WC facilities
- 6 allocated spaces and overflow parking

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Summary

Available Size	1,066 sq ft
Rent	£30,000 per annum
Rates Payable	£10,728.50 per annum approx, from April 2023.
Rateable Value	£21,500
EPC Rating	D

Description

The Courtyard Barns comprise 5 high quality office suites in a unique setting, with far reaching views over the Thames Valley including Windsor Castle & Cliveden. Rutland Barn is a part self-contained character conversion which provides high quality office accommodation benefitting from air-cooling and vaulted ceilings with timber beams and exposed brick walls. There is ample dedicated parking on site, plus overflow parking. Benefiting from recently refurbish WCs and showers in the common area.

Location

The Courtyard Barns is located in an impressive rural setting 10 minutes drive away from both Maidenhead & Marlow town centres. Further benefitting from numerous scenic walk, run and cycle routes. The A404M provides access to the wider motorway network. Crossrail will also improve accessibility to central London and Heathrow airport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Office	1,066	99.03

Viewings

By arrangement with the agents.

Terms

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

Service Charge

The Rutlands Barn benefits from no service charge, and only a minimal estate charge.

Business Rates

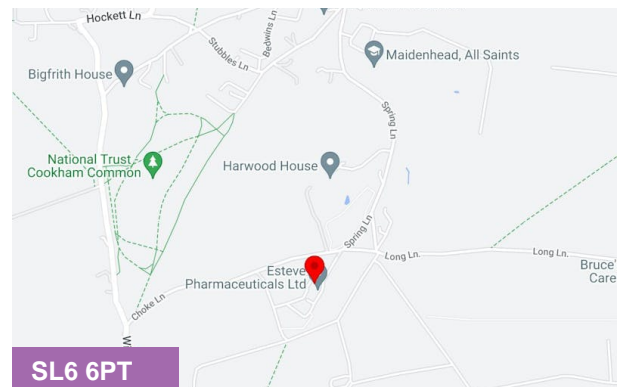
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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