



## Self Contained Business Unit

### 2 Pinkneys Farm

Pinkneys Green, Maidenhead, SL6 6PZ

Industrial

**TO LET**

**1,426 sq ft**

(132.48 sq m)

- 7 Car Parking Spaces
- Roller Shutter Door
- Store Room With Concrete Flooring
- Phase 3 Power
- LED Lighting

# 2 Pinkneys Farm, Pinkneys Green, Maidenhead, SL6 6PZ

## Summary

<b>Available Size</b>	1,426 sq ft
<b>Rent</b>	£20,000.00 per annum
<b>Rates Payable</b>	£7,235.50 per annum approx, from April 2023.
<b>Rateable Value</b>	£14,500
<b>EPC Rating</b>	C (73)

## Description

Unit 2 Pinkneys Farm is a self-contained business unit that can accommodate a variety of businesses within use class E. A small reception area through the front entrance leads you into the open-plan space with wooden laminated flooring and dado trunking. There are 2 partitioned office/ meeting rooms with the addition of a kitchenette and one WC. The store room has concrete flooring and fluorescent lighting.

## Location

Pinkneys Farm is located on the edge of Maidenhead, approx 8-minute drive to Maidenhead Train Station. Bus 155 connects from Maidenhead to Marlow, conveniently stopping at Pinkneys Farm. The setting around Pinkneys Farm is tranquil, providing a quiet environment for people to work in. There are national trust walking routes within close proximity. The Golden Ball Restaurant is approximately a 15-minute walk or a 2-minute drive from Pinkneys Green.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 2	1,426	132.48

## Viewings

By appointment with the agent.

## Terms

A new Full Repairing and Insuring Lease for a term to be agreed upon, the lease will be direct with the landlord.

## Business Rates

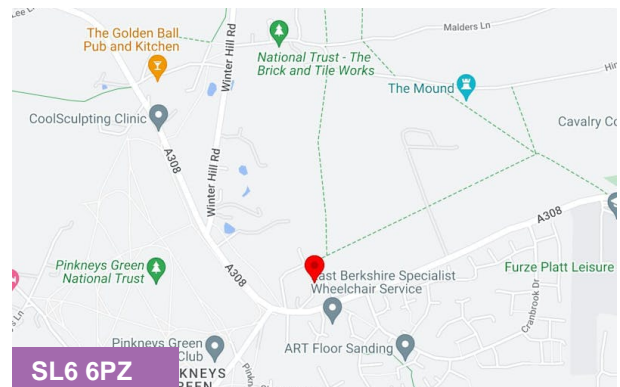
The tenant is responsible for paying business rates to the local authority and should enquire if they are eligible for transitional relief.

## Legal Cost

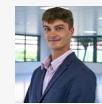
Each party is responsible for paying their own legal fees.

## VAT

This property is elected for VAT purposes.



## Viewing & Further Information



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