



## Self contained character office

### **The Old Barn**

Ledger Farm, Forest Green Road,  
Maidenhead, SL6 2NR

Office

# TO LET

**1,698 sq ft**

(157.75 sq m)

- Vaulted ceiling
- Comfort cooling
- Redecorated and recarpeted
- Good internet connection
- Ample car parking

# The Old Barn, Ledger Farm, Forest Green Road, Maidenhead, SL6 2NR

## Summary

<b>Available Size</b>	1,698 sq ft
<b>Rent</b>	£42,500 per annum
<b>Rates Payable</b>	£15,094.75 per annum approx, from April 2023.
<b>Rateable Value</b>	£30,250
<b>Service Charge</b>	A service charge will be payable, details on request.
<b>EPC Rating</b>	C (67)

## Description

The Old Barn is within an attractive courtyard area providing a mix of open plan and individual offices benefiting from a double height vaulted reception/conference room with many exposed timber beams through-out the property. The offices have recently been redecorated and re carpeted and benefit from air cooling, WCs and kitchenette. There is ample parking on site approached through electric security gates with intercom system. In addition there is 24 hour CCTV and the offices are fitted with a monitored alarm system.

## Location

Ledger Farm is conveniently located midway between Windsor and Maidenhead in attractive country-side and within close proximity of both Junctions 6 and 8/9 of the M4 whilst Maidenhead railway station provides a good service into central London on the Elizabeth line.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,698	157.75

## 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.

## Business Rates

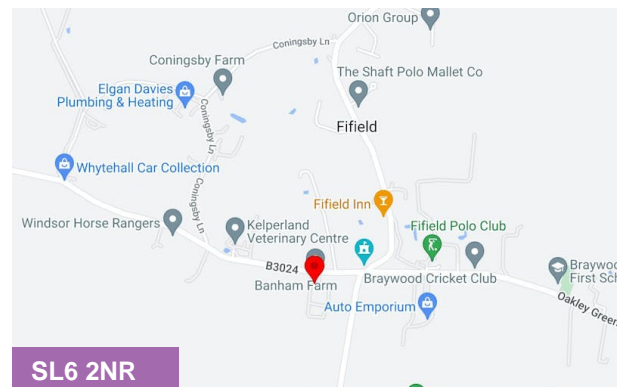
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

All figures are quoted exclusive of VAT which we understand is not payable on the rent but will be levied on the service charge.



## Viewing & Further Information



### Sophie Holmes

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk



### Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



### Mark Harris

01628 367439 | 07598450586

mark@pagehardyharris.co.uk

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