



Open Plan Industrial Unit

The Straw Barn

Mount Farm, Choke Lane, Cookham Dean,
SL6 6PL

Industrial

TO LET

4,794 sq ft

(445.38 sq m)

- Electric roller shutter (5.13x 5.47 m)
- Good eaves height (ranging from 4.46-6.26m)
- Open plan industrial unit
- Concrete flooring
- EPC C (51)

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Summary

Available Size	4,794 sq ft
Rent	£10.00 per sq ft
EPC Rating	C (51)

Description

A well-presented open-plan industrial unit comprising an electric roller shutter, solid concrete flooring, small front yard space and phase 3 power. There is space in front of the roller shutter door available for loading and unloading of goods or parking. The property has access to communal kitchen and WCs.

Location

The Straw Barn is located in an impressive rural setting, only a 10 minutes drive away from both Maidenhead & Marlow town centres. The A404M provides access to the wider motorway network. Crossrail will also improve accessibility to central London and Heathrow airport.

Accommodation

The industrial unit comprises the following areas:

Name	sq ft	sq m
Unit - Straw Barn	4,794	445.38

Viewings

By arrangement with the agent.

Terms

A new license will be direct with the landlord.

Business Rates

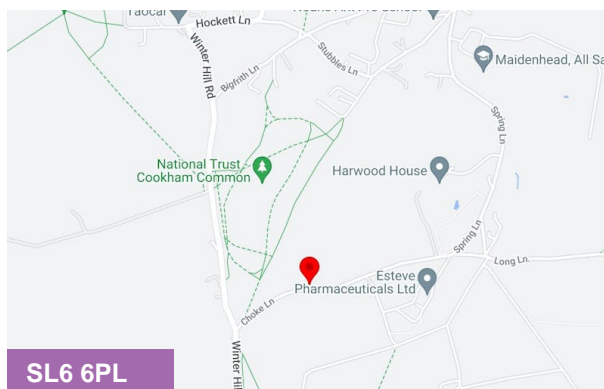
The tenant must investigate business rates with the local authority and will be responsible for paying the same.

Legal Costs

Each party is responsible for their own legal fees.

VAT

All terms are exclusive of VAT which may be chargeable.



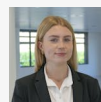
Viewing & Further Information



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