



Character Office Suite

The Carpenters Barn

Bartletts Court, Littlewick Green,
Maidenhead, SL6 3RX

Office

TO LET

1,387 sq ft

(128.86 sq m)

- Comfort Cooling
- Perimeter Trunking
- Vaulted Ceilings
- Ample Parking
- Fitted Kitchen

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Summary

Available Size	1,387 sq ft
Rent	£35,000 per sq ft
Rates Payable	£11,227.50 per annum approx, from April 2023.
Rateable Value	£22,500
Service Charge	£6,241.50 per annum approx
EPC Rating	C (55)

Description

The Carpenters Barn offers Grade A Office space providing an impressive working environment with exposed oak beams and vaulted ceiling. The self-contained office is open plan with a first floor meeting room and benefits from comfort cooling, perimeter trunking, full carpeting, cat 5 cabling, fitted kitchen, disabled WC and shower room. Outside there is a lawned courtyard and ample parking.

Location

Bartletts Court is located along the A4 to the West of Maidenhead, a short drive to the A404M and Junction 8/9 of the M4 with access to the M25, Heathrow Airport and London. Both Maidenhead & Twyford rail stations which will be Crossrail Stations are less than 10 minutes' drive.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,387	128.86	Available

Terms

A new full repairing and insuring lease for a term to be agreed. The lease will be direct with the landlord.

Business Rates

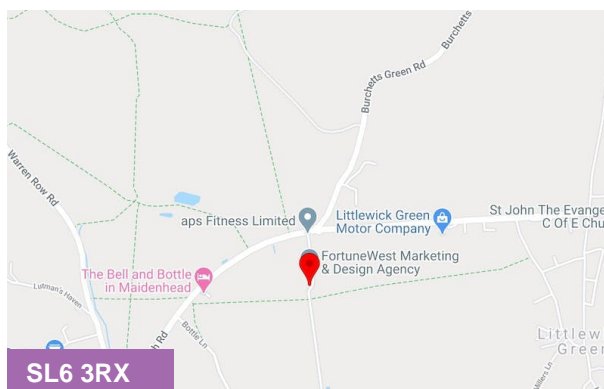
The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable on this property.



Viewing & Further Information



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