



Self Contained Character Office

The Granary

Pinkneys Farm, Furze Platt Road,
Maidenhead, SL6 6PZ

Office

TO LET

353 sq ft

(32.79 sq m)

- Vaulted Ceilings with Exposed Timber Beams
- Kitchenette & WC
- Under Floor Gas Heating
- Impressive Countryside Views
- 3 Car Parking Spaces
- Available Immediately

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Summary

Available Size	353 sq ft
Rent	£8,950 per annum inclusive of Water Rates
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - Stand-alone building < 50m2

Description

The Granary is a self-contained office building with character features such as vaulted ceilings and exposed timber beams. There are windows on every elevation providing excellent natural daylight and impressive countryside views. The office benefits from underfloor gas heating along with insulation throughout, a kitchenette and WC. There is 3 parking spaces to the front of the office.

Location

Pinkneys Farm is located in Pinkneys Green, just off the Marlow Road, providing excellent access to Maidenhead and Junction 8/9 of the M4. It is also within a 5 minutedrive of the A404 (M) which links to the M40. Maidenhead station (Crossrail), which is a 9 minute drive away, offers regular trains to London Paddington in approximately 25 minutes at peak hours.

Accommodation

Name	sq ft	sq m
Ground	353	32.79

Viewings

By arrangement with the agent.

Terms

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

Business Rates

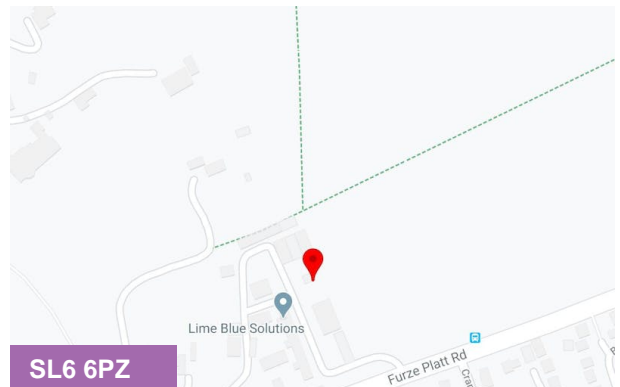
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own legal fees.

VAT

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



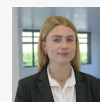
Viewing & Further Information



James Emes

01628439006 | 07806487124

j.emes@pagehardyharris.co.uk



Sophie Holmes

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk

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