



Character Self-Contained Office Building

3b The Stables

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

Office

TO LET

1,300 sq ft

(120.77 sq m)

- Exposed Timber Beams
- LED Lighting
- Outside Patio Area
- Ample Parking
- Ground Floor Partitioned Office/Meeting Room
- Kitchenette
- Gas Central Heating

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Summary

Available Size	1,300 sq ft
Rent	£22,750 per annum
Rates Payable	£6,487 per annum
Rateable Value	£13,000
EPC Rating	D (83)

Description

3b Stables is a self-contained, two-storey office building with character features such as a spiral staircase and exposed timber beams. The office benefits from LED lighting, double glazing, a phone entry system, WC, Kitchenette, carpeting throughout, perimeter and dado trunking. There is an outside patio area to the front and parking for approx 8 cars.

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-minute drive 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	513	47.66
1st	787	73.11
Total	1,300	120.77

Viewings

By arrangement with the agent.

Terms

Available on a new Full Repairing and Insuring lease for a term to be agreed. The lease will be direct with the Landlord. The current tenant's lease expires in April 2024.

Business Rates

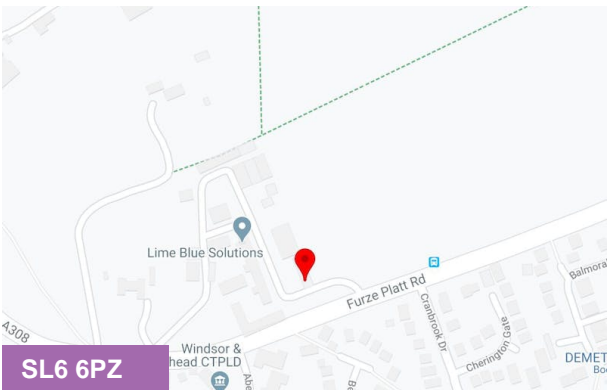
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

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

VAT

This property is elected for VAT purposes.



Viewing & Further Information



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