



Self contained, character office building

The Carriage Barn

Bartletts Court, Littlewick Green,
Maidenhead, SL6 3RX

Office

TO LET

1,144 sq ft

(106.28 sq m)

- Open plan with partitioned board room
- Comfort cooling
- Raised floor with floor boxes
- Allocated and over flow parking
- Cat 5 cabling
- Kitchen, WC and shower facilities

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Summary

Available Size	1,144 sq ft
Rent	£30,000.00 per annum
Rates Payable	£9,106.75 per annum approx, from April 2023.
Rateable Value	£18,250
Service Charge	£5,148 per annum approx
EPC Rating	B (48)

Description

The Carriage Barn has been converted to Grade A offices providing modern open plan accommodation with vaulted ceilings. A board room has been created with a feature glass wall to the rear. This self contained office benefits from comfort cooling, perimeter trunking, full carpeting, cat 5 cabling, fitted kitchen, disabled WC and shower room. The building has 4 allocated parking space and there is ample overflow car 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
Ground	1,144	106.28

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

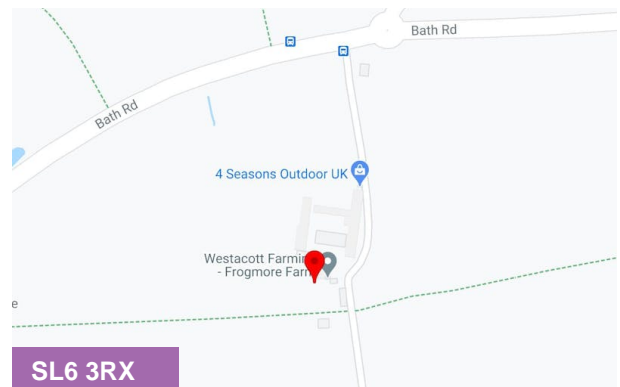
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

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

VAT

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



SL6 3RX

Viewing & Further Information



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