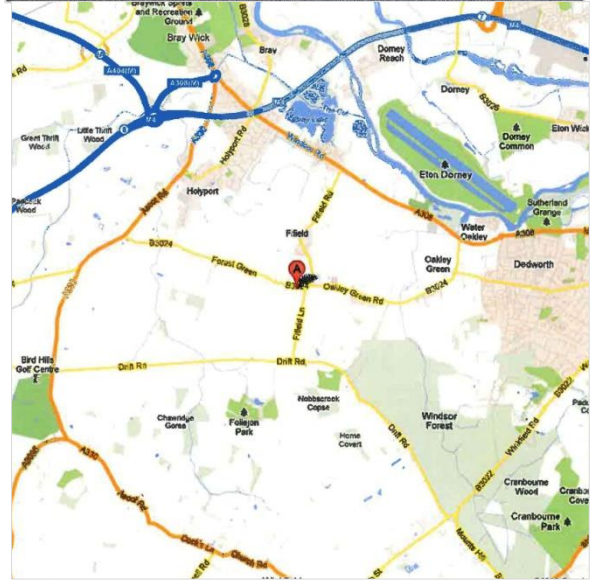


BARN CONVERSION OFFICES TO LET



550 Sq. Ft. (51 Sq. M.)

Ledger Courtyard, Forest Green Road,

Maidenhead

SL6 2NR

HIGH SPECIFICATION CHARACTER OFFICES

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Ledge Farm is set in a picturesque village between Windsor and Maidenhead and within easy reach of Bracknell. It is only a short drive from either Junction 6 or Junction 8/9 of the M4.

Description

The Building is set in a pretty courtyard setting with automatic security gate access. There is plenty of on-site parking for occupiers and visitors.

The accommodation is at first floor level and has been redecorated, re-carpeted and provides open plan space with private entrance, kitchen facilities together with air cooling.

Ledge Farm furthermore benefits from high speed broadband through fibre optic cable. The service to the site provides 20Mbps.

Accommodation

	Sq. Ft.	M2
Offices	550	51.10
TOTAL		

Approx net internal area (NIA)

Terms

Rental £11,500.00 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities.

The property is available on a new lease, to be drafted outside the provisions of the Landlord and Tenant Act 1954 Part II.

A service charge will be levied from the tenant. The current budget is £3,662 pa which is to be index linked. Service charge covers external fabric of the buildings, grounds maintenance, maintenance of the air conditioning systems, monitored alarm system, electric gates and intercom, fixed electrical wiring, plumbing and toilets.

The electricity for the offices is sub-metered and billed separately. Buildings insurance currently £300 per annum. Broadband is available through a leased line @ £300 per quarter approx. - depending on usage.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £14,250.00

We suggest that these amounts are verified by contacting the local authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs. VAT is not chargeable on rent but is on the service charge.

Amenities

- Gated development
- High Specification finish
- Air cooling
- Character barn conversion in attractive rural setting
- Generous parking provision

Energy Performance Rating

T.B.C

Viewing and further information



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PROPERTY CONSULTANTS