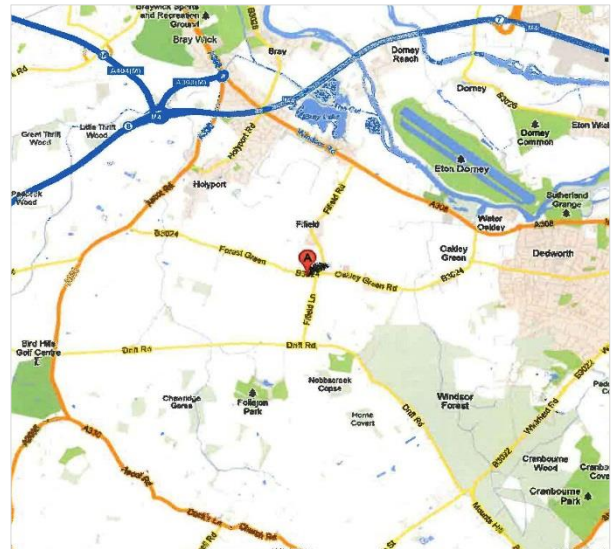


BARN CONVERSION OFFICES

TO LET



945 Sq. Ft. (87.80 Sq. M.)

The Cowshed, Ledger Courtyard, Forest Green Road, Fife Road

Maidenhead

SL6 2NR

HIGH SPECIFICATION CHARACTER OFFICES

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Ledger Farm is set in a picturesque setting between Windsor and Maidenhead and within easy reach of Bracknell.

It is also 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 Offices are presented in good decorative order and provide open plan space plus separate office with WC and kitchen facilities together with air cooling.

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

Accommodation

	Sq. Ft.	M2
Offices	945	87.8

Approx net internal area (NIA)

Terms

Rental £19,950 p.a.x.

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 £6,760 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 £211.87 per annum. Broadband is available through a leased line @ £500 per quarter approx. - depending on useage.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £22,000.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing 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

- Attractive rural setting
- Full air conditioning (cooling and heating)
- Generous parking provision
- Male and female WCs
- Gated development

Energy Performance Rating

T.B.C.

Viewing and further information



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PROPERTY CONSULTANTS