

# ATTRACTIVE GRADE II LISTED BUILDING FOR SALE



**3,050 Sq. Ft. (283.40 Sq. M.)**

The Old Barn,  
Bennetts Close,  
**Cippenham**

SL1 5AP

**SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING  
PRIVATE GATED CAR PARKING AND GROUNDS**

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## Location

The premises are located just off Cippenham Lane which in turn connects with Tuns Lane (A355) and the Bath Road (A4) giving good access to the M4 at Junctions 6 and 7 respectively. Slough Town Centre is approximately two miles away providing a range of retail facilities together with Slough railway station which provides fast and frequent service to Paddington and soon to benefit from the enhanced Crossrail Link.

Local shopping facilities can be found close by with Asda Supermarket and Marks & Spencer Simply Food outlet within a few minutes drive of the property.

## Description

The Old Barn is an attractive Grade II listed building originally dating from the 17th century and formerly part of the Cippenham Court Farm which was rebuilt and refurbished in 1987. The offices benefit from primarily open plan accommodation and 2-3 partitioned offices but retaining very attractive exposed timber beams with good ceiling heights, good natural light and benefitting from gas-fired radiator heating system.

There is a self-contained car park at the front of the property for 14 cars but with the opportunity of double parking for up to approximately 20 cars.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Ground Floor	1,525	141.7
First Floor	1,525	141.7
<b>TOTAL</b>	<b>3,050</b>	<b>283.4</b>

*Approx net internal area (NIA)*

Planning consent was granted in 2011 by Slough Borough Council (Ref P/14210/003) and now lapsed for an attached office extension of approximately 1,100 sq ft. There would be an opportunity of renewing this with Slough Borough Council.

## Terms

For sale at a guide price of £795,000.

## Business Rates

Billing authority: Slough Borough Council

Rateable value: £38,750

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.

Sale price is exclusive of VAT.

## Amenities

- Self-contained grounds with parking
- Male & female toilets
- Kitchenette
- Attractive period features
- Potential to extend subject to planning

## Energy Performance Rating

The building is exempt as it is Grade II Listed.



## Viewing and further information

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