



Riverside First Floor Offices with Stunning Views

First Floor

Marine House, Sutton Road, Cookham
Bridge, SL6 9SN

Office

TO LET

1,688 sq ft

(156.82 sq m)

- Additional storage can be available by negotiation
- The property is not VAT elected
- 7 parking spaces
- Triple aspect windows creating great natural lighting

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Summary

Available Size	1,688 sq ft
Rent	£32,500 per annum
Rates Payable	£6,589.44 per annum approx, from April 2026.
Rateable Value	£13,728
Service Charge	£13,225 per annum estimate, fully details tbc
EPC Rating	Upon enquiry

Description

The building sits prominently within the Marina overlooking the River Thames and Cookham Bridge. The building comprises a two-storey commercial property that is currently divided into a mix of office, workshop and storage uses. The first floor is self-contained and accessed from a shared ground floor lobby. The accommodation comprises predominantly open plan office accommodation all benefitting from panoramic views across open countryside to the north and the River Thames to the south there is extensive natural light within this area. There is a separate kitchen area and a comms/store cupboard off the main office. This flexible space can be used for storage, showroom, training room, auditorium or refurbished as offices with new windows to the front elevation. Parking is available onsite. Externally, the ground have been landscaped and provide a peaceful spot to have lunch and watch boats go past on the River.

Location

Cookham is an affluent Thames side village situated close to Marlow and in between Bourne End and Maidenhead. The High Street offers a vibrant and attractive location with a variety of independent retailers, art galleries, quality pubs and restaurants, including the Stanley Spencer Gallery, Bel and the Dragon, The Kings Arms, Maliks, and The Ferry.

Viewings

To be arranged direct with Joint Agents, Page Hardy Harris and Duncan Bailey Kennedy

Terms

The quoting rent of £32,500 per annum is for the office suite based on a minimum 3-year lease. The landlord will also consider leasing the storage/flex space at an enhanced rent. Available by separate negotiation.

Business Rates

Further details upon enquiry.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

We understand that this property is not elected for VAT.



Viewing & Further Information



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