



Self contained, character office building

Wheeler's Barn

Courtyard Barns, Choke Lane, Cookham
Dean, Maidenhead, SL6 6PT

Office

TO LET

1,852 sq ft

(172.06 sq m)

- Open plan with partitioned board room
- Allocated and over flow parking
- Kitchen, WC and shower facilities
- Available from the end of the year

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Summary

Available Size	1,852 sq ft
Rent	£47,500 per annum
Rates Payable	£18,576 per annum approx, from April 2026.
Rateable Value	£43,000
EPC Rating	B (31)

Description

The Courtyard Barns comprise 5 high quality office suites in a unique setting, with far reaching views over the Thames Valley including Windsor Castle & Cliveden. Wheelers Barn is a self-contained character conversion which provides high quality office accommodation benefitting from air-cooling and vaulted ceilings with exposed timber beams. There is ample dedicated parking on site, plus overflow parking.

Location

The Courtyard Barns is located in an impressive rural setting 10 minutes drive away from both Maidenhead & Marlow town centres. The A404M provides access to the wider motorway network. Crossrail will also improve accessibility to central London and Heathrow airport.

Viewings

By arrangement with the agents.

Terms

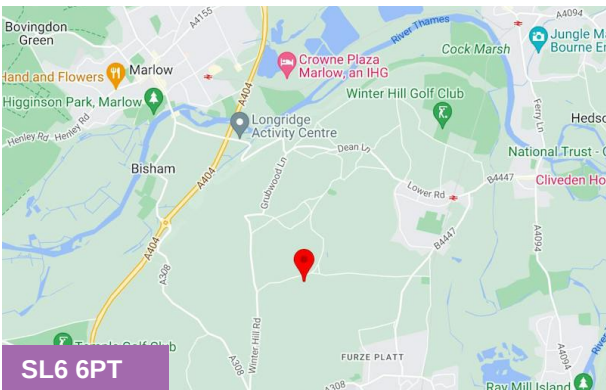
Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Legal Costs

Each party will be responsible for their own Legal Fees.

VAT

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



Viewing & Further Information



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