



DB Marine Building

Ferry Lane, Cookham Bridge, Cookham on Thames, SL6 9SN

(OFFICE) ROOM WITH A VIEW

1,705 to 2,785 sq ft
(158.40 to 258.73 sq m)

- Self-Contained 1st Floor Accommodation
- Panoramic views over the River Thames & Cookham Bridge
- Refurbished 'Blank Canvas' to fitout
- Gas central heating
- Carpeting throughout
- Onsite Parking
- Additional storage can be provided (if required)

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Summary

Available Size	1,705 to 2,785 sq ft
Rent	£20 per sq ft
Business Rates	Approx. £4 per sqft payable
Service Charge	£3 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

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, all falling within the Class E planning use order.

The 1st 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 then a separate kitchen area and a comms/store cupboard off the main office. In addition there is also a storage area of c900 sqft, which could be included (at an additional cost) if required.

The main office accommodation has now been refurbished with new suspended ceilings and LED lighting, gas central heating, double glazed windows and carpets throughout.

Demised premises highlighted in red on the floor plan.

Parking is available onsite.

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.

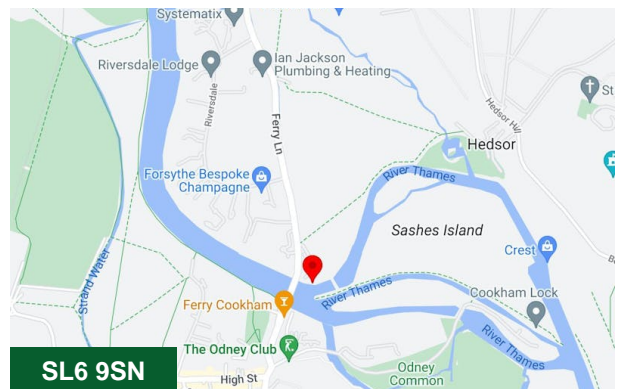
The largest town within closest proximity would be Maidenhead which is only 4 miles away. Both Cookham and Bourne End train stations are within walking distance, and both provide easy access to Maidenhead and Marlow. The A404(M) and the M4 and M40 Motorway networks provides easy vehicular access and are all within a few miles drive away.

Terms

A new lease to be granted direct from the landlord on terms to be agreed.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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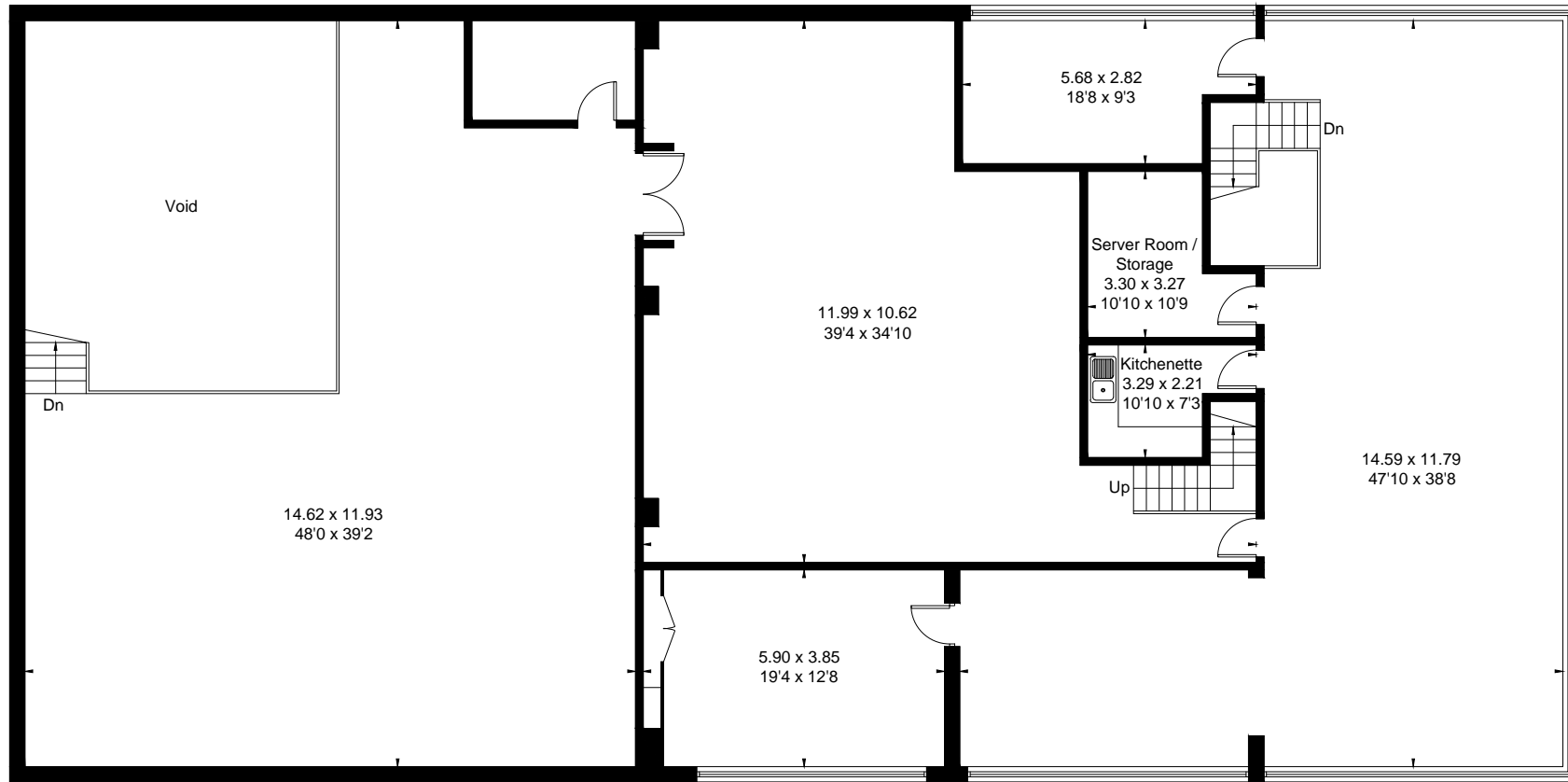
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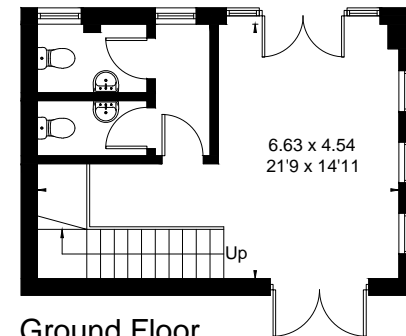




Approximate Floor Area = 425.8 sq m / 4583 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64881