



DB Marine Building, Ferry Lane, Cookham Bridge, Cookham on Thames, SL6 9SN

**To Let | 1,705 to 2,785 sq ft**

(OFFICE) ROOM WITH A VIEW



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### TO LET

#### Summary

- Size: 1,705 to 2,785 sq ft
- Rent: £45,000 per annum
- Rates payable: Approx. £4 per sqft payable
- EPC: D (84)

#### Further information

- [View details on our website](#)
- [Watch a video](#)
- [Microsite](#)

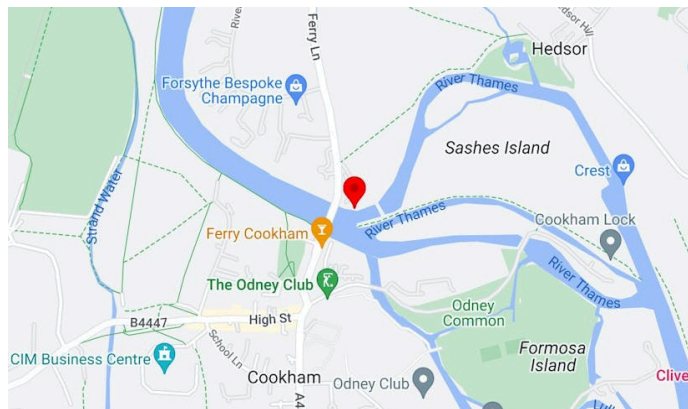
#### Viewings and Further Information



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#### 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.

#### 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.

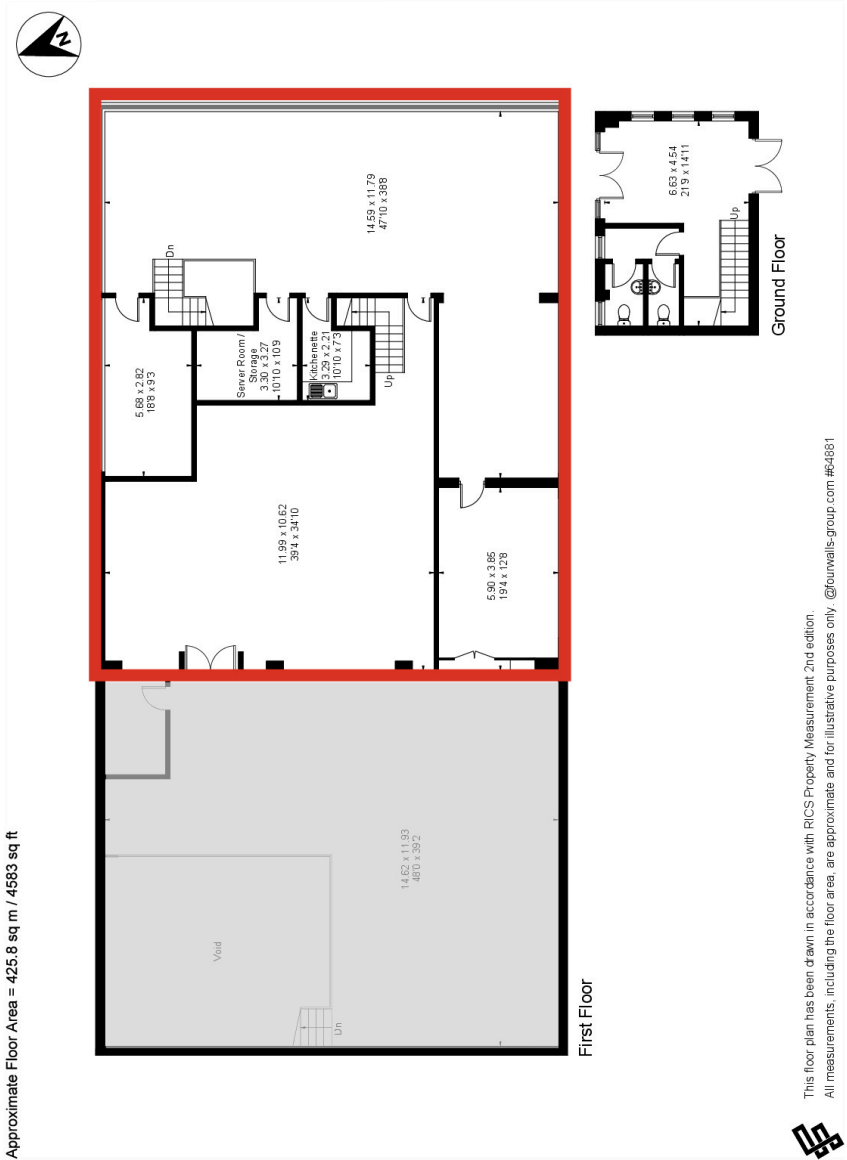


The accommodation comprises predominantly open plan office accommodation all benefitting from panoramic views across open countryside to the north and the River Thames to the south – there is extensive natural light within this area. There is a separate kitchen area and a comms/store cupboard off the main office. In addition there is also a storage area of c900 sqft, which could be included if required. This flexible space can be used for storage, showroom, training room, auditorium or refurbished as offices with new windows to the front elevation. Two CGI's have been created showing the space as offices or for a training room which are within the gallery of photos.

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. Externally the grounds have been landscaped and provide a peaceful spot to have lunch and watch the boats go past on the River.

The A404(M) and the M4 and M40 Motorway networks provides easy vehicular access and are all within a few miles drive away.

Approximate Floor Area = 425.8 sq m / 4583 sq ft



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



