

TO LET

525 Sq.Ft. (48.77 Sq.M.)



The Bowler Barn, Bartletts Court, Frogmore Farm, Littlewick Green, Maidenhead, Berkshire, SL6 3RX

HIGH SPECIFICATION BARN CONVERSION OFFICES

- Comfort Cooling
- Perimeter Trunking
- Vaulted Ceilings With Exposed Oak Beams
- Fitted Kitchen, WC & Shower
- Ample Parking



**Maidenhead
01628 771221**

THE BOWLER BARN, BARTLETTS COURT, FROGMORE FARM, LITTLEWICK GREEN, MAIDENHEAD, BERKSHIRE, SL6 3RX

Location / Description

Bartletts Court is located on the A4 to the west of Maidenhead, within close proximity to the A404M and J8/9 of the M4, with onward access to the M25, M40, Heathrow Airport and London.

Both Maidenhead and Twyford rail stations are less than 10 minutes' drive from the property.

There are two pubs / restaurants within walking distance of the offices, one of these is accessed via a picturesque footpath across the farmland.

The Bowler Barn is a high specification self-contained office, set within a peaceful open setting. For a relatively small office the property offers an impressive barn conversion environment, with exposed oak beams within a vaulted ceiling and ample natural light.

The accommodation is finished to a high standard and is open-plan configuration, with comfort cooling, perimeter trunking, carpeting, cat 5 cabling, fitted kitchen & Shower / WC.

Externally there is a communal lawned courtyard and seating area, that can be used by tenants, and car parking for 3 cars, with additional overflow parking available on site.

The property not only suits office use, other usage, such as medical or one-on-one personal training, would also be considered.

Do note that there are additional offices available on this development, should additional space be required, please do enquire.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL	525	48.77

Rent

£11,288 Per Annum Exclusive. The rent is exclusive of business rates, service charges, insurance and utilities.

Terms

A new Full Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

The current service charge budget is operating at £4.28psf per annum.

Each party to bear their own professional and legal costs

VAT

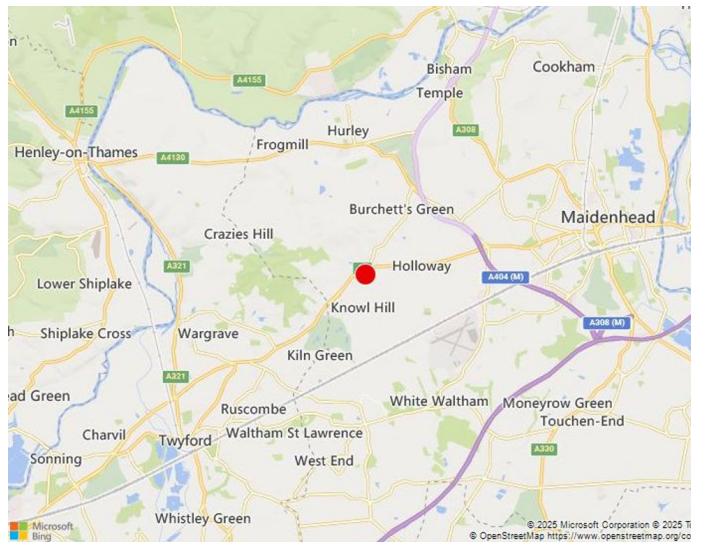
All figures quoted are exclusive of VAT which is chargeable on this property.

Energy Performance Rating

C-55

Viewing Arrangements:

Please contact sole agents for further information.



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