



Self-contained use class e property to let

The Lodge

Moor Hall, The Moor, Maidenhead,
SL6 9QH

Office

TO LET

800 sq ft

(74.32 sq m)

- Available for immediate occupation
- Great condition
- Current fit out suitable for medical business
- Stone throws from Cookham High Street
- Overflow car parking
- Courtyard area
- Additional meeting room facilities available
- Gas central heating

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Summary

Available Size	800 sq ft
Rent	£21,500 per annum
Business Rates	Please enquire with the agent
Service Charge	£1,500 per annum payable quarterly in advance
EPC Rating	B (32)

Description

A self-contained building on the ground and first floors with one car parking space to the front. On the ground floor there is a reception area, rear room, two WCs and a small kitchen. In the kitchen, there is a rear door that leads to the rear courtyard and a small storage compartment. The first floor has three rooms, each with a sink. The current fitout of the property is beneficial to a medical business. CIM offers a variety of services to the prospective tenant, such as meeting rooms, canteen area and gym (this will all be at an additional cost directly with the landlord). The CIM car park will be free of charge.

Location

Located adjacent to The Chartered Institute of Marketing in the Village Of Cookham, less than 10 minutes' drive to Maidenhead town Centre. Cookham benefits from a rail station linked to Maidenhead and Crossrail. The national motorway network is approximately 10 minutes drive with access to the A404M, M40, M4 and Heathrow airport. Station Parade and the High Street are situated close by, which provide an abundance of retail and leisure amenities. Cookham also offers a variety of walking routes providing a tranquil environment.

Accommodation

Name	sq ft	sq m
Ground	420	39.02
1st	380	35.30
Total	800	74.32

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.

Business Rates

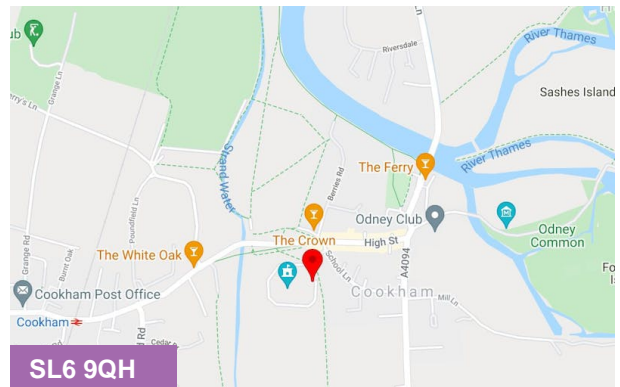
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Costs.

VAT

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



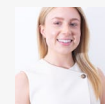
Viewing & Further Information



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