



Ground floor office / use class E property situated in Fifield

The Old Cowshed

Ledger House, Ledger Farm, Forest Green
Road, Maidenhead, SL6 2NR

Office

TO LET

1,025 sq ft

(95.23 sq m)

- Tranquil location
- Air conditioning
- Available 28th February 2027
- CCTV
- Ample onsite car parking
- Partitioned office / meeting room
- Electric front gates

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Summary

Available Size	1,025 sq ft
Rent	£24,000 per annum payable quarterly in advance
Rates Payable	£9,720 per annum
Rateable Value	£22,500
Service Charge	£9,985 per annum payable quarterly in advance and subject to annual variance
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Old Cowshed is a ground-floor office / use class E property. Currently occupied by a tenant, but the lease expires in March 2027. The office currently benefits from air conditioning, a kitchenette, one partitioned office/meeting room, vinyl flooring, exposed wooden beams, double-glazed windows and dado trunking. Ample car parking is provided.

Location

Ledger Farm is situated in the village of Fifield, which is conveniently located midway between Windsor and Maidenhead. The surroundings provide a charming countryside atmosphere. Maidenhead is approximately a 10-minute drive to both Junctions 6 and 8/9 of the M4. Maidenhead train station is also a short drive away, with regular Elizabeth line and other train services available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,025	95.23
Total	1,025	95.23

Viewings

By appointment only with the sole agent.

Terms

A new FRI lease to be agreed directly with the landlord. The lease will be outside the Landlord and Tenant Act 1954.

Recent figures

To provide further information we have inserted additional costings below (please note these are subject to annual variance):

Water: £35-£40 per quater

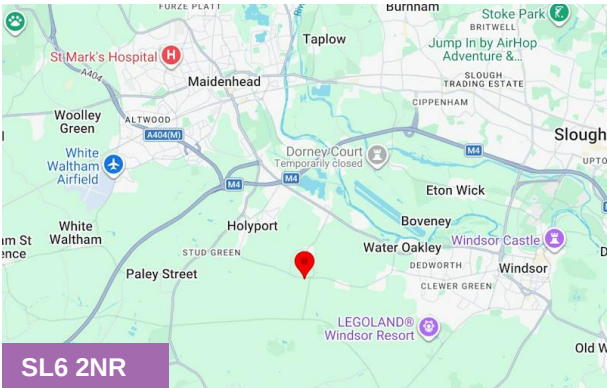
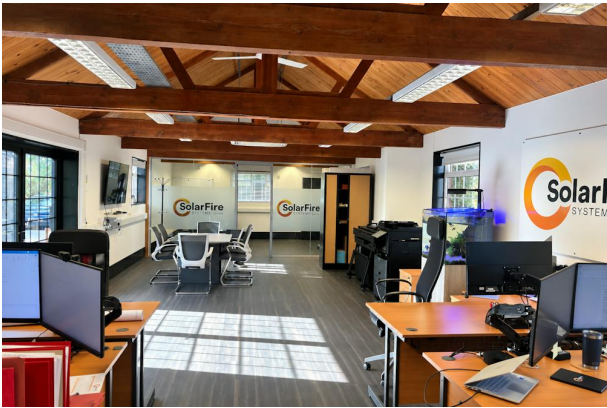
Electricity £425-£660 per quarter (inc ac heating)

Building insurance: £562.35 per annum

Broadband: £300 per quarter - 500mbps line is installed

VAT

VAT is applied to the service charge, insurance, and utilities, but not to the rent.



Viewing & Further Information



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