



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

To Let | 2,785 sq ft

Office Room with Stunning Views

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

TO LET

Summary

- Size: 2,785 sq ft
- Rent: £30,000 per annum Fixed rent price for a 3 year lease.
- Rates payable: Approx. £5.50 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. 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. 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. 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.

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.

Terms

The quoting rent of £30,000 per annum is for the current configuration for a 3 year lease. The landlord will consider refurbishing the storage space to offices at an enhanced rent.

VAT

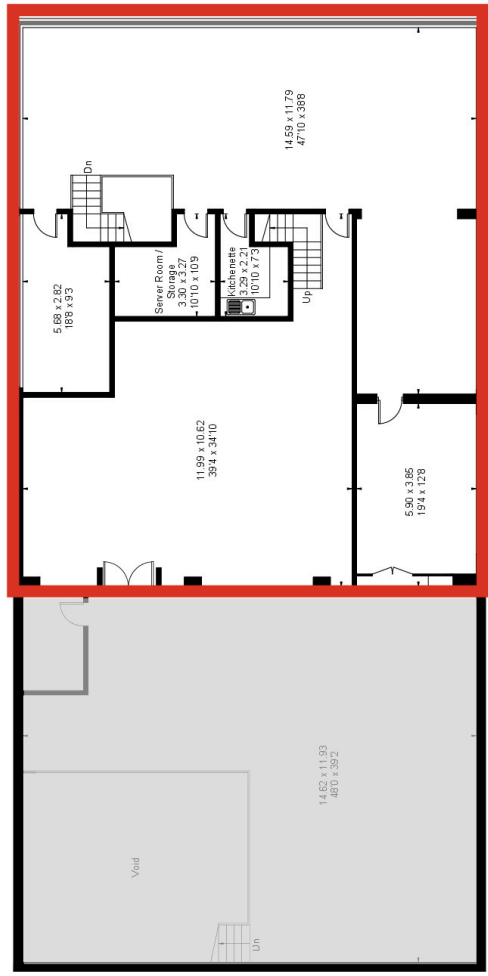
Applicable

Legal fees

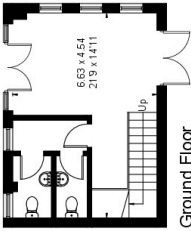
Each party to bear their own costs

Floor plan

Approximate Floor Area = 425.8 sq m / 4563 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

