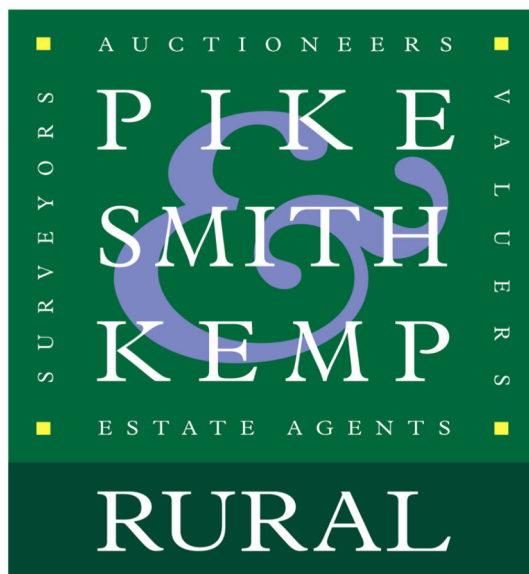


RURAL DEPARTMENT
The Granary, Hyde Farm
Marlow Road
Pinkneys Green
Berks
Tel: 01628 777666
rural@pikesmithkemp.co.uk



MAIDENHEAD
22 Queen Street, Berks SL6 1HZ
Tel: 01628 621177
maidenhead@pikesmithkemp.co.uk

COOKHAM
Thistle Cottage, Berks, SL6 9EH
Tel: 01628 532010
cookham@pikesmithkemp.co.uk

MARLOW-ON-THAMES
65 High Street, Bucks, SL7 1BA
Tel: 01628 477555
marlow@pikesmithkemp.co.uk

TO LET

**WALTHAM ST LAWRENCE, BERKSHIRE
(IN TWO LOTS OR AS A WHOLE)**

LOT 1 – OFFICE WITH PARKING

**LOT 2 – PORTAL FRAME BARN WITH
PARKING & REAR YARD**



**Lot 1 - £9,500 PER ANNUM
Lot 2 - £15,000 PER ANNUM
(AS WHOLE £24,500 PER ANNUM)**



WWW.PSKRURAL.CO.UK



Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any.

LOT 1 – OFFICE BUILDING WITH PARKING

LOT 2 – PORTAL FRAME STORAGE BARN WITH PARKING AND REAR YARD

WALTHAM ST LAWRENCE, BERKSHIRE

Introduction

Two lots available to let individually or as a whole on a full repairing and insuring lease set in an attractive and quiet rural location but with excellent access to the nearby A4 Bath Road and onto the M4 Junction 8/9 and M40 Junction 4 via the A404.

Lot 1

Single storey office building extending to 862 sq.ft and consisting of a reception and an open plan office capable of accommodating 3-4 desks as well as a kitchenette, W/C with wash hand basin, store room and a rear office capable of accommodating 2 desks.

The office currently has an EPC rating of G. We have been advised this can be improved to an E with the installation of loft insulation. This improvement can be carried out by the landlord or the tenant as part of the negotiating terms for the new lease.

This lot also benefits from parking to the rear of the office for up to 5 cars and use of half of the yard situated to the front of the office.

Lot 2

Portal frame storage barn with floor area of approximately 2,144 sq.ft consisting of one bay with sunken inspection pit accessed via roller shutter door and the three further bays creating a large open plan storage area accessed via a separate roller shutter door, with additional lean-to store. The rear yard extends to 4,090 sq.ft and is accessed via rear double doors from the barn. EPC exempt due to no heating and ventilation.

This lot also benefits from parking for up to 5 cars and use of half the yard situated to the front of the barn.

Location

The property is located west of Waltham St Lawrence, approximately 7 miles south west of Maidenhead. Both the M4 (Junction 8/9) and M40 (Junction 4) are easily accessible via the nearby A4 Bath Road and A404 dual carriageway situated 4 miles to the east providing good access into central London via car. The mainline station at Twyford (3 miles south west) providing fast trains to London Paddington via Maidenhead.

Commercial Rates

The lots as a whole have a rateable value as at 2017 of £17,250 and business rates payable would be circa £8,280. The rateable value applied to Lot 1 (office with parking) as at 2017 would be £3,742 which may be eligible for relief with no rates payable. The rateable value applied to Lot 2 (portal frame storage barn with internal/external storage and parking) as at 2017 would be £13,713 and business rates payable would be circa £6,582. Lot 2 may be eligible for relief of up to 50%

Access

Both lots can be accessed via the privately owned track known as Burdon's Lane with a bell mouth entrance off Milley Lane. Half way up Burdon's Lane is an electronically operated security gate.

Services

It is understood that the property benefits from mains electricity, mains water, mains sewage and a BT phone/broadband line.



LOT 1 – OFFICE BUILDING WITH PARKING LOT 2 – PORTAL FRAME STORAGE BARN WITH PARKING AND REAR YARD WALTHAM ST LAWRENCE, BERKSHIRE

Planning and Development

The property is located within the administration area of the Royal Borough of Windsor and Maidenhead.

The office, barn, yards and parking areas have previously been occupied by a company operating a tanker haulage business and planning consent was granted in 2004 for “*use of the buildings as office, parking and maintenance of vehicles with respect to sewage disposal business*”.

The owners will consider a future tenant who complies with the planning consent but they will also consider a variety of users who would operate a business in line with acceptable alternative uses in rural areas, such as carpenter, storage or other acceptable uses.

Method of Sale

The property is being offered to let in two separate lots or as a whole.

Tenure

The property is offered to let on a new lease, terms to be discussed.

Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the land as scheduled. All quoted areas, measurements and distances are approximate.

Boundaries

The landlord(s) and letting agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these.

Wayleaves, Easements, Covenants and Rights of Way

Both lots will be let subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Value Added Tax

All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

Local Authority

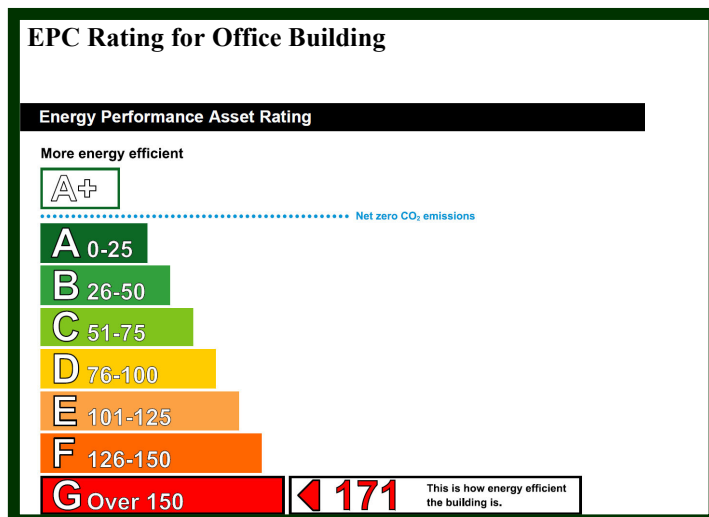
Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead SL6 1RF

Viewings

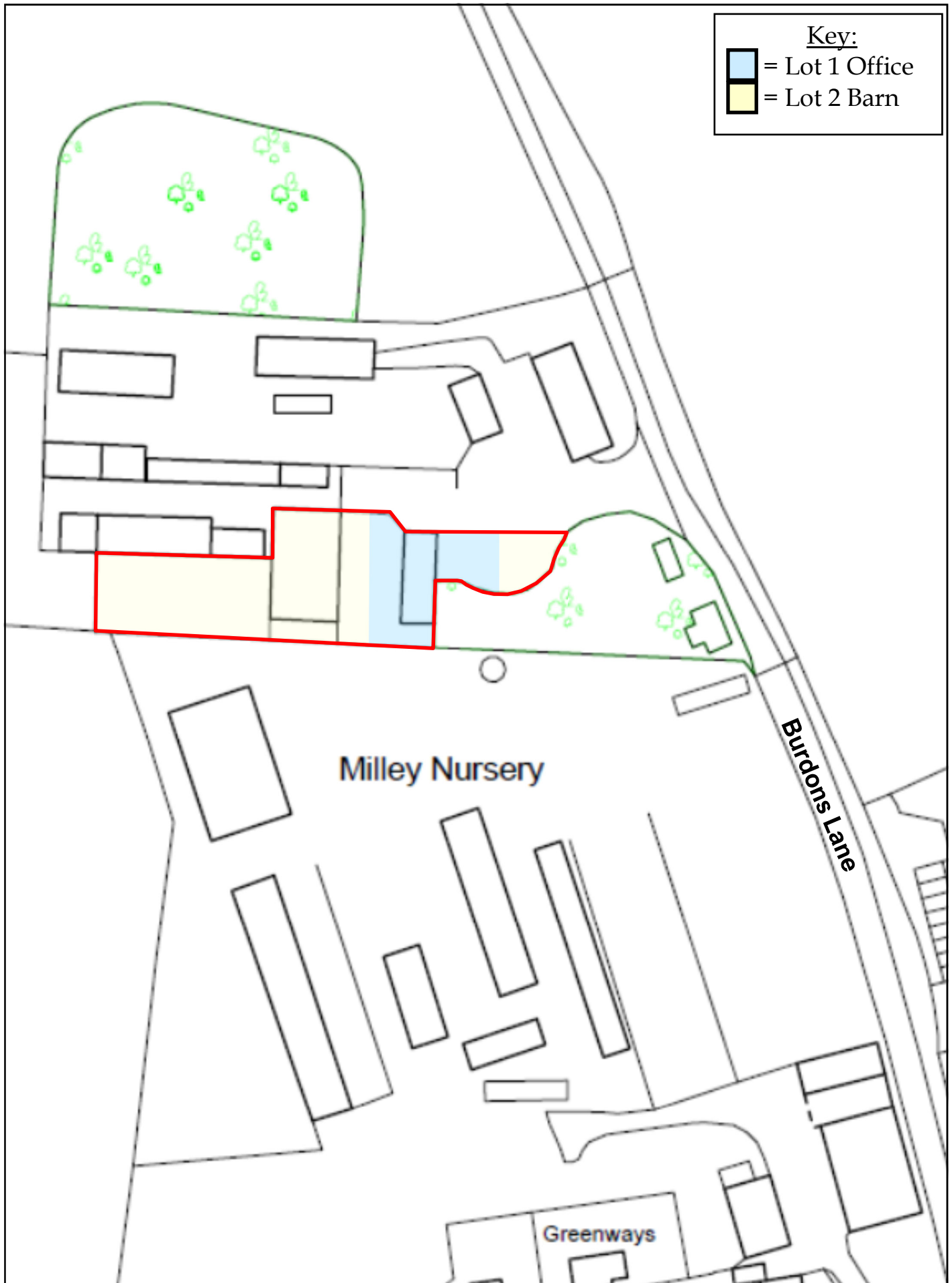
Viewings of the property will be strictly by prior appointment through the letting agents Pike Smith & Kemp Rural.

Contact

Tom McArdle on 01628 777666 for further details



LOT 1 – OFFICE BUILDING WITH PARKING
LOT 2 – PORTAL FRAME STORAGE BARN WITH PARKING AND REAR YARD
WALTHAM ST LAWRENCE, BERKSHIRE



LOT 1 – OFFICE BUILDING WITH PARKING
LOT 2 – PORTAL FRAME STORAGE BARN WITH PARKING AND REAR YARD
WALTHAM ST LAWRENCE, BERKSHIRE

