

OFFICE SPACE TO LET **669 SQ FT**



# 1A STATION COURT

HIGH ROAD, COOKHAM, SL6 9JF

# SUITE 1A

## 669 SQ FT

### (62.15 SQ M)

#### CHARACTERFUL AND CONVENIENT OFFICE SPACE TO LET

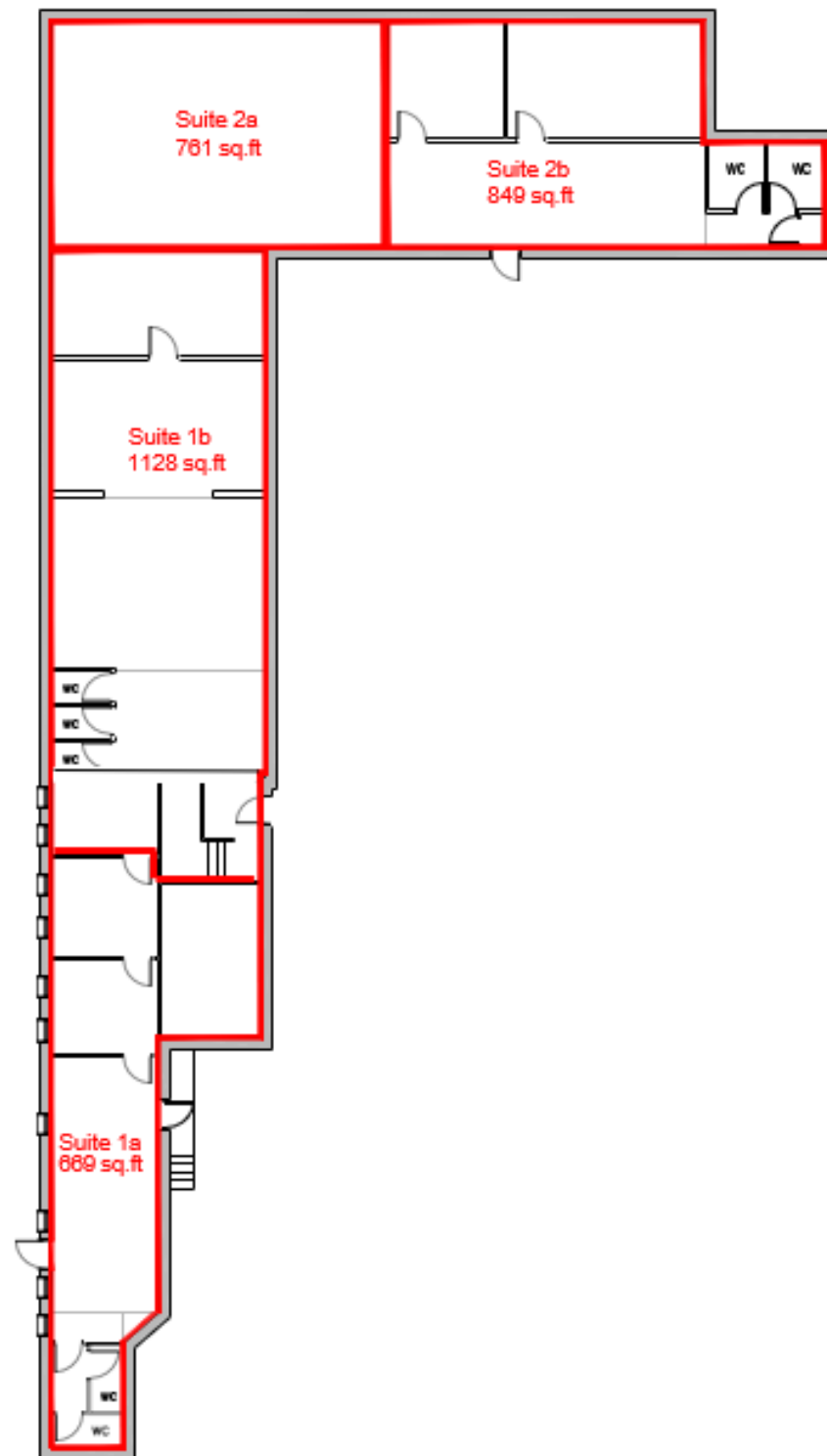
Rent: £12,950 +VAT pa

Business rates: small business rates apply

Lease term: flexible terms available



# FLEXIBLE SPACE



## SUITE 1A

The available accommodation on the ground floor totals 669 sq. ft. of modern, flexible office space, with the benefit of an open plan area and private office.

A self contained office suite with access to male and female toilets.

# SPECIFICS

The accommodation offers a high quality specification including the following:



Dedicated male and female WCs



Secure gated entrance to courtyard



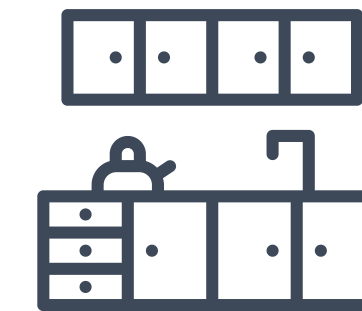
Self-contained



3 parking spaces



Private patio and garden area



Small kitchenette



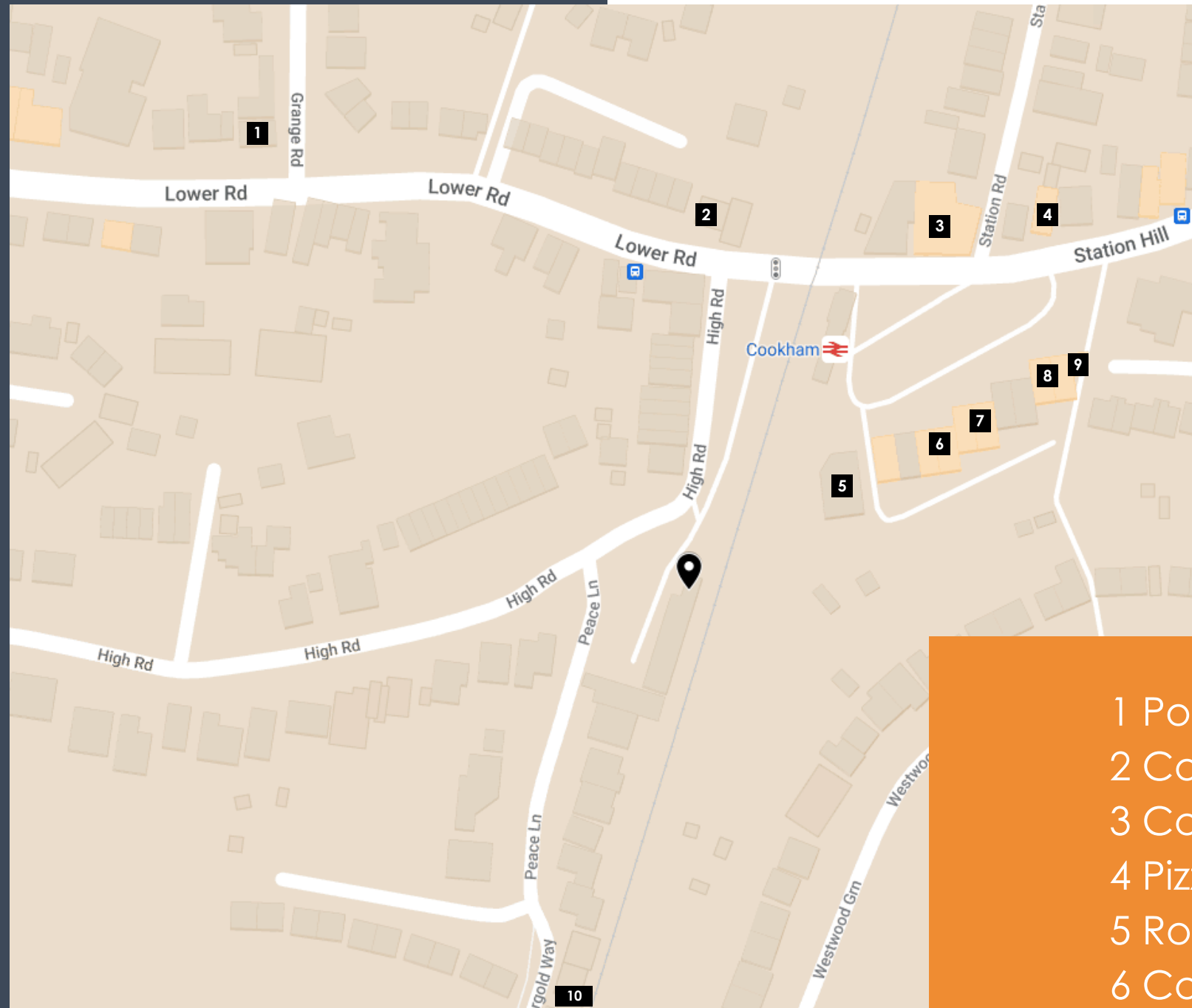
EPC rating D

# LOCATION

Station Court sits in the heart of the historic Thames-side village, Cookham. It benefits from being within walking distance to wide a range of amenities, right next door to Cookham train station and 10 minutes to Maidenhead's Elizabeth Line service.

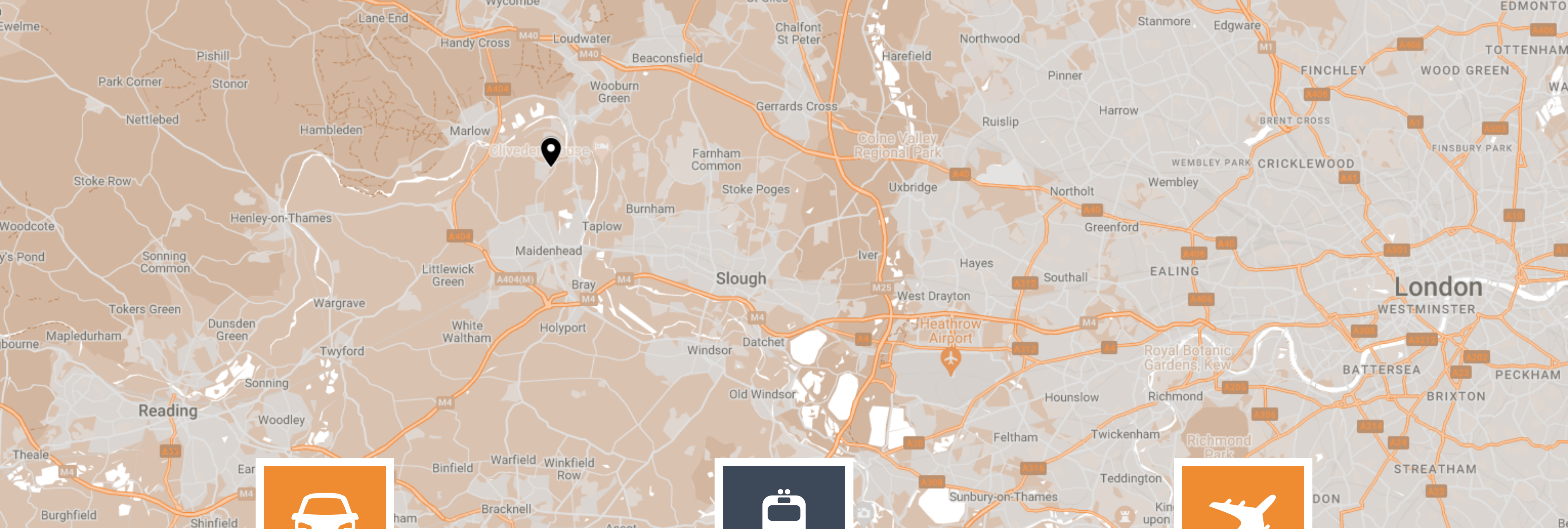
From quick and convenient lunchtime options such as Countrystore, Costa Coffee, Deliciously French and Daisy Love Cookham to restaurants and pubs that include Spice Merchant, The Crown and The White Oak.

There are also a range of hotels close by, from the high end Clivedon House to an affordable room at Moor Hall.



- 1 Post Office
- 2 Costa Coffee
- 3 Countrystore
- 4 Pizza Dreams Café
- 5 Royal Dry Cleaners
- 6 Cookham Barbers
- 7 Cookham Nail Bar
- 8 Vanilla Hairdressing and Beauty Lounge
- 9 Unwind Yoga Studio
- 10 Full Circle Fitness





## CAR

**5.3 MILES TO J8/9 OF M4**

Close to Junction 8/9 of the M4 and just 8 miles from Junction 4 of the M40, Cookham is well located to reach the motorway network.



## TRAIN

**NEXT TO STATION**

Cookham railway station has regular connections to Maidenhead and Marlow. Change at Maidenhead for Elizabeth Line services across London.



## AIRPORT

**16 MILES TO HEATHROW AIRPORT**

Worldwide connections within easy reach of Cookham.

# GET IN TOUCH



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Owned and managed by:

**SORBON**  
ESTATES

For further information or to arrange an inspection please contact our agents.

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Indicative layout and images for illustrative purposes only. Fixtures and fittings are the current tenants and are not necessarily included in the letting.