



Character Offices within Landscaped Gardens

The Priory

Stomp Road, Burnham, SL1 7LW

Office

TO LET

215 to 1,015 sq ft

(19.97 to 94.30 sq m)

- Onsite Parking (1:204 sq.ft.)
- VRV Air conditioning
- Passenger lift
- CAT 5 Wired throughout
- Landscaped gardens with lake views
- Bookable conference rooms
- Shared break-out facility
- Manned Reception

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Summary

Available Size	215 to 1,015 sq ft
Rent	Inclusive of service charge exclusive of telecoms/internet, internal suite cleaning and small electrics.
Business Rates	Please enquire with the agent
Service Charge	Inclusive
EPC Rating	C (65)

Description

The Priory offers a unique opportunity to acquire modern office space within a versatile building. The Property is set within 3 acres of private mature landscaped grounds. The offices are approached via a spacious reception hall. Additional training/conference room facilities are available to hire from reception.

Location

The priory is located in secure landscaped grounds, within walking distance of Burnham High Street. The village of Burnham is well positioned between Maidenhead and Slough. Junction 7 of the M4 is approximately 1.5 miles away and provides links to the wider motorway network and Heathrow Airport. Burnham will benefit from being a Crossrail station.

Accommodation

Name	sq ft	sq m	Monthly Rent	Availability
Ground - Suite G6	337	31.31	£1,025	Available
Ground - Suite G9	1,015	94.30	£3,087.50	Available
1st - Suite F6	248	23.04	£754.17	Available
1st - F3	215	19.97	£687.50	Under Offer
Total	1,815	168.62		

Terms

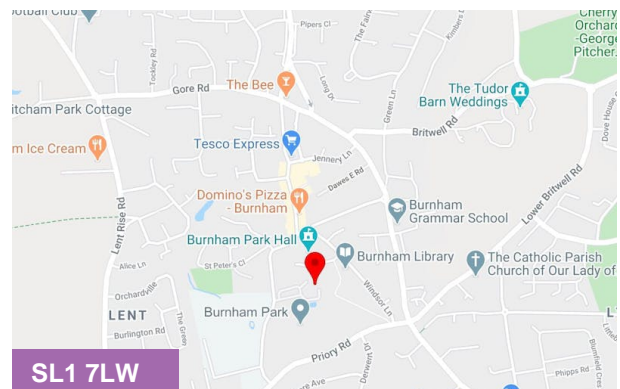
Suites are available on flexible leases with immediate occupation on terms to be agreed. There will be a 3-month rolling break clause upon occupation.

Legal Costs

Both parties to be responsible for their own legal costs.

VAT

Our understanding is that this property is elected for VAT. All figures quoted are exclusive of VAT.



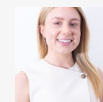
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