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PROPERTY PARTICULARS

Preliminary Particulars

OFFICES TO LET

**Dorney House Business Centre
46-48A High Street
Burnham
Bucks SL1 7JP**



**OFFICE SPACE SUITABLE FOR 1 – 20 PEOPLE
FROM 50 – 3,000 SQ.FT.**

LOCATION – Dorney House is located in the central hub of the main shopping facilities of Burnham fronting both the High Street and Jennery Lane. Burnham is an attractive ancient town situated approximately 4 miles west of Slough and 4 miles east of Maidenhead. The town has good access to Junction 6 and 7 of the M4 motorway (2 miles away) and Junction 2 of the M40 (4 miles away), via the A355. Burnham Railway Station is a 15-minute walk away, providing direct services to Reading and London Paddington and forms part of the soon to be completed East/West Crossrail Route.



DESCRIPTION – Dorney House is an attractive 3 storey building, situated in Burnham approximately midway between Slough and Maidenhead. The ground floor includes some retail space (including a coffee shop) and office accommodation. All floors offer adaptable workspace to a good specification. Simple, flexible licence agreements are available, giving the ability to expand or contract with changing business needs.



ACCOMMODATION

- | | |
|---------------------------------|---------------------------------|
| 1 person @ £250 per month + VAT | 4 person @ £650 per month + VAT |
| 2 person @ £375 per month + VAT | 5 person @ £795 per month + VAT |
| 3 person @ £495 per month + VAT | 6 person @ £975 per month + VAT |

Space for up to 20 people is also available on request.

AMENITIES

- Some Private Parking (18 spaces) on Allocation
- CCTV Security
- 24 Hour Access, 7 Days a Week
- Free Conference Rooms (By Arrangement)
- 8-Person Lift

TERMS – Rent is inclusive of business and water rates, electricity and heating, cleaning of common parts, disposal of waste, building insurance, repairs, and maintenance. Minimum licence term of 3 months; minimum notice period of one month; one month's deposit and Licence fee in advance. All-inclusive Licence Fee means occupation could commence within 7 days (or less if necessary).

LEGAL COSTS – Each party to bear their own professional and legal costs.

ENERGY PERFORMANCE RATING – The EPC rating for this property is C - 69.

VIEWING – For further information and viewing please contact:

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