



## ***AFFORDABLE SEMI-SERVICED OFFICES***

**CHILTERNNS HOUSE,**

**ETON PLACE,**

**BURNHAM SL1 7JT**



**Chilterns House** is an attractive 3 storey building, situated in Burnham approximately midway between Slough and Maidenhead. 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.

The office centre includes: -

- Over **30** rooms of varying sizes
- Furnished or Non-Furnished (as required)
- 2 Free Conference Rooms (by arrangement)
- Kitchen facilities on each floor
- WCs on each floor, including disabled facilities.
- 8-person lift
- Some Private car parking (18 spaces) on allocation and cheap Local Authority car parks nearby as well as plenty of **off-street** parking.
- 24-hour access, 7 days a week
- Door entry system
- CCTV security
- Telecoms either via dedicated fibre optic line or by high-speed broadband
- Carpet tiled/wood floored throughout.
- Burnham Railway Station circa 15 mins walk from the office.
- Heathrow Airport – 20 mins.



All-Inclusive Licence Fee means occupation could commence within 7 days (or less if necessary) and includes the following:

- Business and water rates
- Electricity and heating
- Cleaning of common parts
- Disposal of waste
- Building Insurance
- Repairs and Maintenance

Head Office: Carlton Enterprises, St. Martins House, Ockham Road South, East Horsley KT24 6RX  
Tel: 01483 280011/0081 email: [enquiries@elbridgeestates.co.uk](mailto:enquiries@elbridgeestates.co.uk) mob: 07950263482

All that is required is a signature on our Licence Agreement, which is based on the following terms.

- Minimum licence term - 3 months
- Minimum notice at end of Licence period – 6 weeks
- Six weeks deposit and Licence fee in advance.

**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**. With recent advent of the **Elizabeth Line** (Crossrail) at Burnham Station this gives direct services to **Heathrow** and **London Paddington, Liverpool Street** or **Canary Wharf**.

**Chilterns House** is located in the central hub of the main shopping facilities of Burnham fronting both the **Eton Place** and **Reedham Road**.

*For further details contact Toby Smith  
on 07950 263482, Kathy Goodbourn on 07395 274504 or Martine Szabo-Toth on 01483 280011 or by email at  
[enquiries@elmbridgeestates.co.uk](mailto:enquiries@elmbridgeestates.co.uk)*