



## Character Offices within Landscaped Gardens

### The Priory

Stomp Road, Burnham, SL1 7LW

Office

**TO LET**

**248 to 7,079 sq ft**  
(23.04 to 657.66 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

# The Priory, Stomp Road, Burnham, SL1 7LW

## Summary

<b>Available Size</b>	248 to 7,079 sq ft
<b>Rent</b>	£36.50 per sq ft Inclusive of service charge exclusive of telecoms/internet, business rates, internal suite cleaning and small electrics.
<b>Business Rates</b>	Please enquire with the agent
<b>Service Charge</b>	Inclusive
<b>EPC Rating</b>	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 and 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
Ground - Suite G1	5,479	509.02	£16,666.67
Ground - Suite G6	337	31.31	£1,025
Ground - Suite G9	1,015	94.30	£3,087.50
1st - Suite F6	248	23.04	£754.17
<b>Total</b>	<b>7,079</b>	<b>657.67</b>	

## Terms

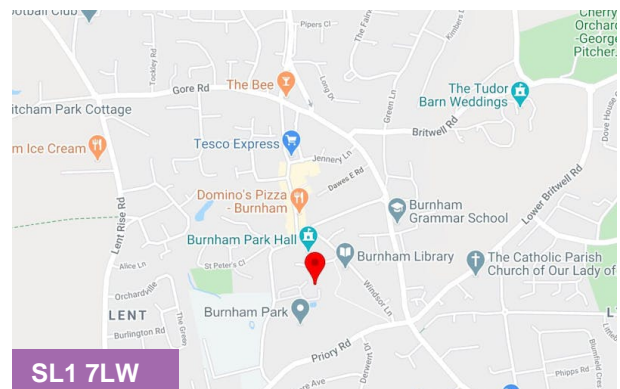
Suites are available on flexible leases with immediate occupation on terms to be agreed. There will be a 3-month rolling break clause upon occupation.

## 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.



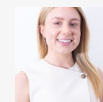
## Viewing & Further Information



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