

OFFICES TO LET



ROOMS OF VARYING SIZES

Dorney House Business Centre

46-48A High Street

Burnham

SL1 7JP

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Dorney House is located at the central hub of the main shopping facilities of Burnham fronting onto 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 (92 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 on the ground. The first and second 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. 1 person £275 per mth plus VAT
2. 2 person £385 per mth plus VAT
3. 3 person £495 per mth plus VAT
4. 4 person £695 per mth plus VAT
5. 6 person £975 per mth plus VAT

Terms

Rent is inclusive of business and water rates; electricity and heating; cleaning of common parts; disposal of waste; building insurance; repairs and maintenance.

Terms: Minimum licence term of 6 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/VAT

Each party to bear their own professional and legal costs.

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
- Kitchen facilities on each floor
- WCs on each floor, including disabled facilities
- Carpet tiled/wood floored throughout
- Door entry system
- Furnished or Non Furnished as required
- Burnham railway station circa 15 mins walk from office
- Heathrow Airport – 20 mins

Energy Performance Rating

tbc

Viewing and further information



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PROPERTY CONSULTANTS