

TO LET

307 Sq.Ft. (28.52 Sq.M.)



First Floor 9 High Street, Burnham, Slough, Buckinghamshire, SL1 7JB

TOWN CENTRE FIRST FLOOR OFFICES

- Private Ground Floor Entrance
- Good Natural Light
- Kitchen & WC Facilities
- Suitable For A Variety Of Uses (S.T.P)



Maidenhead
01628 771221

FIRST FLOOR 9 HIGH STREET, BURNHAM, SLOUGH, BUCKINGHAMSHIRE, SL1 7JB

Location

Burnham benefits from excellent transport links, situated just north of Junction 7 of the M4 motorway and within 5 miles of the M40 at Beaconsfield.

The town is served by Burnham railway station, which provides regular services to London Paddington and Reading, and now also benefits from the Elizabeth Line, offering direct connections across Central London.

Description

A self-contained first floor office suite accessed via a private ground floor entrance, located above a well established hairdressers.

The accommodation benefits from being newly decorated and carpeted throughout, with good natural light, with further LED lighting, kitchen and WC facilities.

The accommodation provides for practical, open-plan, workspace suitable for a variety of occupiers.

Accommodation

	Sq.Ft.	Sq.M.
First Floor Office	307	28.52
TOTAL (NIA)	307	28.52

Rent / Terms

£7,250 Per Annum Exclusive

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. We suspect that small business rates may well be applicable to this property, subject to certain criteria having been met. We suggest applicants discuss this with the ratings officer directly.

The suite is available by way of a new effective Full Repairing and Insuring lease direct from the Landlord on terms to be agreed by negotiation

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

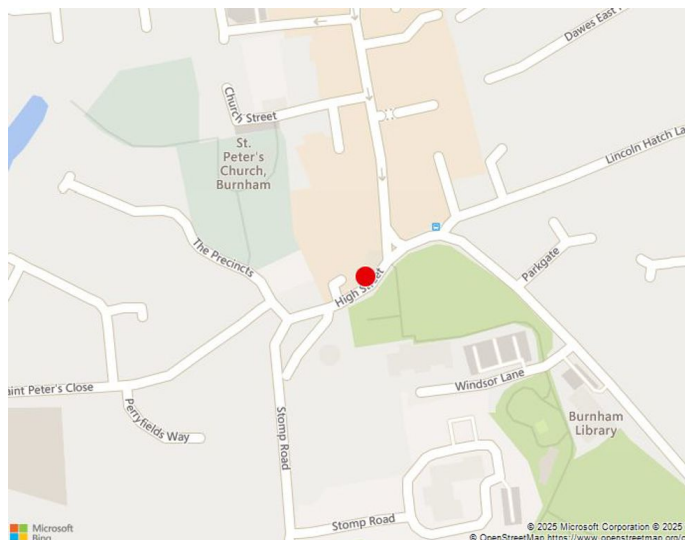
The property is NOT elected for VAT.

Energy Performance Rating

C-57

Viewing Arrangements:

Please contact sole agents for further information.



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Alfie Green
07435 610202
alfie.green@kemptoncarr.co.uk

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