



SEMI-SERVICED OFFICES

DORNEY HOUSE BUSINESS CENTRE,

46-48A HIGH STREET,

BURNHAM SL1 7JP



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.

The accommodation includes: -

- Over **30** rooms of varying sizes
- Furnished or Non-Furnished (as required)
- Free Conference Room (by arrangement)
- Kitchen facilities on each floor
- WC's on each floor, including disabled facilities
- 8-person lift
- Some Private car parking (18 spaces) on allocation.
- 24 hour access, 7 days a week
- Door entry system
- CCTV security
- Carpet tiling/wood flooring 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

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 – 1 month
- One month's 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** and forms part of the soon to be completed **East/West Crossrail Route**.

Dorney House is located in the central hub of the main shopping facilities of Burnham fronting both the **High Street** and **Jennery Lane**.

*For further details contact **Toby Smith** on **07950 263482**
or by email at enquiries@elmbridgeestates.co.uk*