



Office suites available on flexible terms

## Burnham House

High Street, Burnham, SL1 7JZ

Office

**TO LET**

**150 to 840 sq ft**

(13.94 to 78.04 sq m)

- High Street location
- Ground floor office
- 4 person + private office/meeting room
- On site car parking available
- Flexible leases

# Burnham House, High Street, Burnham, SL1 7JZ

## Summary

<b>Available Size</b>	150 to 840 sq ft
<b>Rent</b>	£360 - £17,630 per annum Inclusive service charge, WiFi and utilities.
<b>Business Rates</b>	Please enquire with the agent
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (70)

## Description

Burnham House is a prominent Grade II listed building at the heart of the Burnham Village Conservation Area. The well-presented suite is located on the ground floor. There is a communal kitchenette on the ground floor. This suite benefits from one allocated parking space.

Suite 2 is a 4 person + private office/meeting room alternatively it could be used as a 6 person office.

## Location

Burnham is conveniently located between Slough and Maidenhead, Burnham Village is a vibrant place to both live and work, with excellent transport links and a thriving High Street. Burnham train station is on the Crossrail route and is just 1.2 miles away. Junction 7 of the M4 is 1.4 miles and junction 2 of the M40 is 5 miles. Close by are Burnham Beeches and open countryside, along with attractions such as Cliveden House and Grounds, Maidenhead Riverside, Cookham and Bray Village. Burnham High Street offers a wide range of amenities including supermarkets, coffee shops, Post Office, pubs and restaurants.

## Viewings

By arrangement with the agent.

## Terms

Available on a new flexible lease or license on fully inclusive terms (rent, service charge, WiFi and utilities).

## Legal Fees

Each party to pay their own legal and associated fees

## VAT

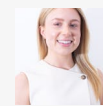
The building is elected for VAT purposes.

## Accommodation

Name	sq ft	sq m	Rent	Rates Payable
Ground - Suite 2	440	40.88	£16,750 /annum Inclusive of Service Charge, WiFi and utilities	£3,692.60 /annum
2nd - 1A	150	13.94	£360 /month Inclusive of Service Charge, WiFi and utilities	On Application
2nd - 1B	250	23.23	£520 /month Inclusive of Service Charge, WiFi and utilities	On Application
<b>Total</b>	<b>840</b>	<b>78.05</b>		



## Viewing & Further Information



**Sophie Holmes**

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk



**James Emes**

01628439006 | 07806487124

j.emes@pagehardyharris.co.uk

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