

# OFFICES TO LET



## ROOMS OF VARYING SIZES

Chilterns House, Eton Place,

64 High Street

**Burnham**

SL1 7JT

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Chilterns 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 and Junction 2 of the M40, 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

Chilterns House is an attractive 3 storey building, situated in Burnham approximately midway between Slough and Maidenhead. 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.

## 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

## Energy Performance Rating

tbc

## 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. Cheap Local Authority parking nearby and off-street parking.
- CCTV Security
- 24 hour access, 7 days a week
- 2 free conference rooms (by arrangement)
- 8-person lift
- Kitchen facilities on each floor
- WCs on each floor, including disabled facilities
- Telecoms either via dedicated fibre optic line or by high speed broadband.
- 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

## Viewing and further information



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