

# OFFICES TO LET



## ROOMS OF VARYING SIZES

Dorney House Business Centre

46-48A High Street

**Burnham**

SL1 7JP

[kemptoncarr.co.uk](http://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. Accommodation ranges from 1 to 8 person offices. Simple, flexible licence agreements are available, giving the ability to expand or contract with changing business needs.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Energy Performance Rating

tbc

## Terms

Rent: Offices from £130 per desk per month.

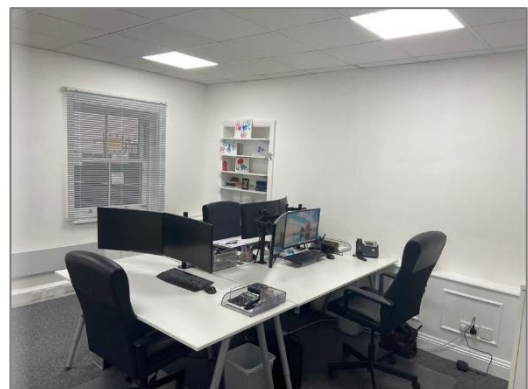
Rent is inclusive of business and water rates; electricity and heating; cleaning of common parts; disposal of waste; building insurance; repairs and maintenance.

Terms: Flexible terms and leases available.

All-inclusive Licence Fee means occupation could commence within 7 days (or less if necessary).

## 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



## Viewing and further information

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