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Town Centre Office

First Floor 90-94 High Street

Burnham, Slough, SL1 7JT

Office

TO LET

2,866 sq ft

(266.26 sq m)

- Open plan
- Car Parking
- Town Centre location
- Kitchen and WCs

First Floor 90-94 High Street, Burnham, Slough, SL1 7JT

Summary

Available Size	2,866 sq ft
Rent	£38,000 per annum
Rates Payable	£4.86 per sq ft
Rateable Value	£32,250
EPC Rating	C

Description

The first floor office are separately accessed from the High Street and provide well proportioned, largely open plan space at first floor level above two retail units occupied by Age UK and Luxury Nails & Beauty.
The offices benefit from, perimeter trunking, partitioned space, on-site car parking within a rear car park able to accommodate cars.

Location

Located on the eastern side and northern end of the popular Burnham Village High Street within a short walking distance of both the Jennery Lane and Summers Road public car parks. Burnham is situated approximately 4 miles west of Slough and 4 miles east of Maidenhead. The town has excellent transport links being within close proximity to the M4 motorway which is approximately 2 miles away and Junction 2 of the M40 which is approximately 4 miles away via the A355. Burnham railway station is a 15 minute walk away providing direct services to Reading and London Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	2,866	266.26

Viewings

Direct with the agents.

Terms

A new lease will be available subject to negotiation direct with the Landlord.

Legal Costs

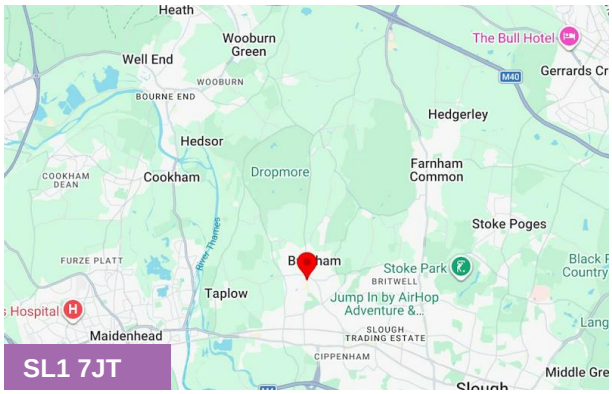
Each party is responsible for their own legal costs.

VAT

We understand the property is not VAT elected.







Viewing & Further Information



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