



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
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Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

TO LET / MAY SELL

Detached Ground Floor Office Building With Ample Private Parking

**Gore House
13 Gore Road
Burnham, SL1 7JT**



1,857 Sq.Ft. (173 Sq.M) Approximate Net Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan Bailey Kennedy LLP. Finance Act 1989 – unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Gore Road is a turning at the end of the popular Burnham Village High Street with all its local and national retail and hospitality offerings.

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.

DESCRIPTION

The building is separately accessed from Gore Road and provides well proportioned, largely open plan space at ground floor level with loft storage available.

The offices benefit from: -

- Gas central heating
- Two meeting rooms
- 3 Phase power
- EV Charging point
- Double glazing
- Male and female WCs
- Kitchen / breakout area
- External terrace

In addition, there is on-site car parking to accommodate up to 12 cars.

ACCOMMODATION (Areas are approximate Net Internal)

1,857 sq.ft. (173 sq.m)

TERMS

A new lease on flexible terms will be available subject to negotiation.

RENT

£45,000 per annum exclusive, plus VAT.

The above rent is exclusive of Business Rates, service charge, insurance, VAT and utilities.

PRICE

The freehold interest may also be available, price upon request.

RATES

The Valuation Office website indicates a Rateable Value of £52,000 as of 1st April 2026. Rate in the £ for 2026/27 is 48.0 pence.

VAT – The property is registered for VAT.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy

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