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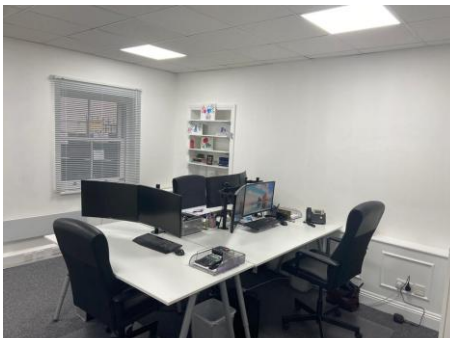
PROPERTY PARTICULARS

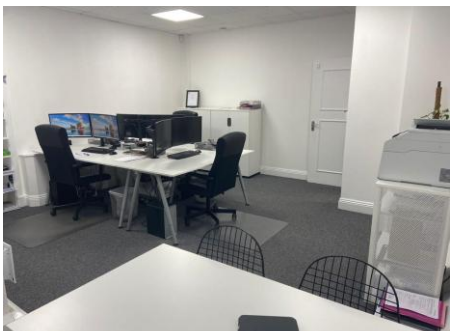
Preliminary Particulars

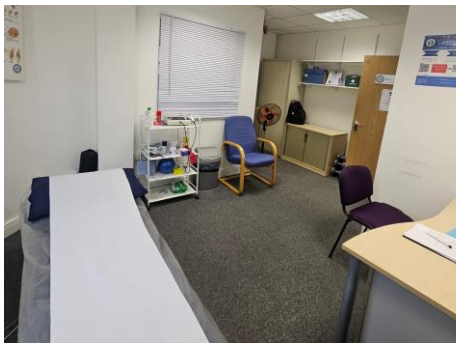
SEMI-SERVICED OFFICES / RETAIL SPACE SUITABLE FOR A VARIETY OF USES, SUCH AS BEAUTY, HAIRDRESSERS, THERAPISTS, NAIL BARS, ETC.

Dorney House Business Centre
46-48A High Street
Burnham
Bucks SL1 7JP

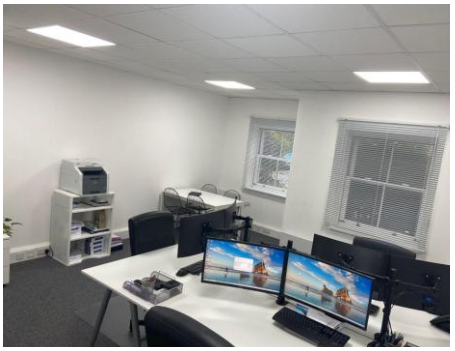












FROM 50 – 3,000 SQ.FT. (4.65 – 278.7 SQ.M)

TO LET

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.



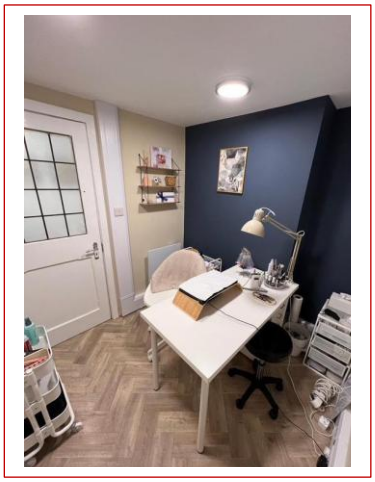
LOCATION – Dorney House is located in the central hub of the main shopping facilities of Burnham fronting both the High Street and Jennery Lane. Burnham is an attractive ancient town situated approximately 4 miles west of Slough and 4 miles east of Maidenhead.

The town has good access to Junction 6 and 7 of the M4 motorway (2 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. With recent advent of the Elizabeth Line (Crossrail) at Burnham Station, this gives direct services to Heathrow and London Paddington, Liverpool Street or Canary Wharf.

DESCRIPTION – Dorney 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.

AMENITIES

- Over 30 Rooms of Varying Sizes
- Furnished or non-furnished (as required)
- Free Conference Room (by arrangement)
- Kitchen facilities on each floor
- WC's on each floor, including disabled facilities
- 8-Person lift
- Some private parking (18 spaces) on allocation
- 24 Hour access, 7 days a week
- Door entry system / CCTV security
- Carpet tiling / wood flooring throughout
- Burnham Railway Station circa 15 minutes' walk from the office
- Heathrow Airport – 20 minutes' drive



TERMS – The Licence Agreement is based on the following terms:-

- ❖ Minimum Licence term – 3 months
- ❖ Minimum notice at end of Licence period – 6 weeks
- ❖ Six weeks deposit and Licence fee in advance

All-inclusive Licence fee means occupation could commence within 7 days (or less if necessary) and includes the following:-

- ❖ Business and water rates
- ❖ Electricity and heating
- ❖ Cleaning of common parts
- ❖ Disposal of waste
- ❖ Building insurance
- ❖ Repairs and maintenance

ENERGY PERFORMANCE RATING: B – 45.

VIEWING – For further information and viewing please contact:

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