



## Use Class E Ground & First Floor To Let

### Ground & First Floor

96 High Street, Burnham, SL1 7JT

Office

**TO LET**

**1,050 to 2,300 sq ft**

(97.55 to 213.68 sq m)

- 15 minutes' walk to Burnham crossrail station
- 6 total parking spaces
- Air conditioning units
- Located on Burnham High Street
- Use Class E
- Both floors can be let together or separately

# Ground & First Floor, 96 High Street, Burnham, SL1 7JT

## Summary

<b>Available Size</b>	1,050 to 2,300 sq ft
<b>Rent</b>	£24,675.00 - £51,550.00 per annum
<b>Business Rates</b>	Please see table below
<b>Service Charge</b>	£3 per sq ft Managed by the Landlord. Utilities and water rates in addition.
<b>EPC Rating</b>	C (73)

## Description

Ground Floor - Entered via the communal doorway to the left of the building and a private entrance to the right of the building. Upon entry through the private entrance, there is a meeting room with glass partitioning and an additional small storage room. The main office area is open plan with floor sockets and perimeter trunking; there are also two WCs. There is a kitchenette and meeting room to the rear. Air conditioning units are within each meeting room and two within the open-plan office area. There are 3 allocated car parking spaces.

First Floor - Open plan with the benefit of 2 offices/meeting rooms, kitchen area, air conditioning and perimeter trunking. The first floor is accessed from a shared front door to the left of the building. There are 3 car spaces to the rear of the building.

## Location

96 High Street Burnham is close to local amenities, including Costa Coffee and Tesco Express. Burnham is located between Maidenhead and Slough, on the A4, which provides access onto the M4. Heathrow airport is approximately an 8 miles drive. Burnham Rail Station (Crossrail) is approximately 15 minutes' walk.

## Accommodation

Name	sq ft	Rent	Rates Payable	Availability
Ground	1,050	£24,675 /annum	£5,738.50 /annum	Available
1st	1,250	£26,875 /annum	£7,110.75 /annum	Available

## Terms

An Effective Full Repairing and Insuring Lease for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

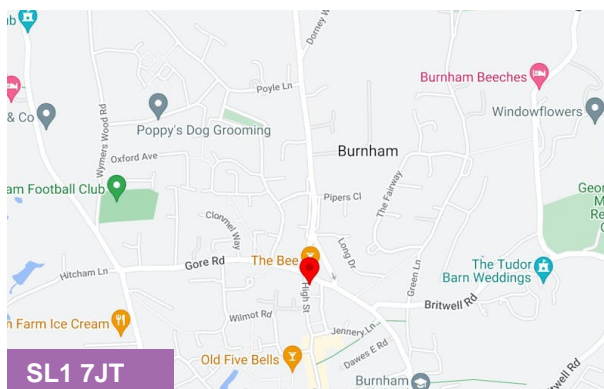
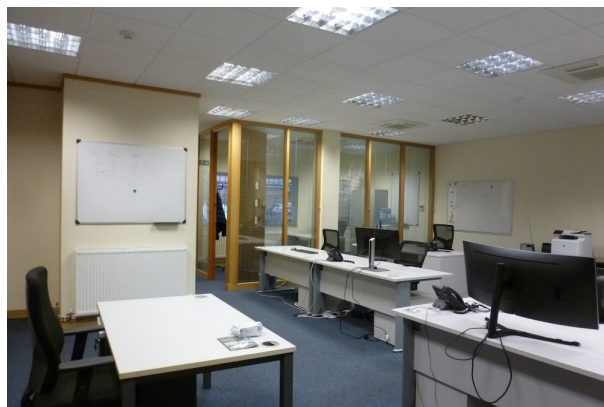
The Tenant will be responsible for paying Business Rates directly to the local authority. The ground floor is eligible for small business rates relief, with the first floor eligible for transitional relief. However, please confirm the local authority.

## Legal Costs

Each party to pay their own legal costs.

## VAT

We understand that VAT is not chargeable.



## Viewing & Further Information



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