



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING

TO LET – 1,391 sf (129sm)

SECOND FLOOR, BURLINGTON HOUSE,
YORK ROAD, MAIDENHEAD,
BERKS SL6 1SQ

- AIR CONDITIONING
- LED LIGHTING
- 5 SPACES IN GATED CAR PARK
- PASSENGER LIFT
- RAISED FLOORS

LOCATION

Burlington House is located in the heart of Maidenhead town centre surrounded by amenities. Maidenhead Train Station (Elizabeth Line) is a couple of minutes' walk and provides fast rail links to London Paddington & Reading. Crossrail will further improve the connectivity across the City Centre.

Junction 8/9 of the M4 is approximately 1.5 miles drive and provides access to the wider motorway network and Heathrow Airport which is approximately 15 miles drive.



What3Words Location: [///retain.inspector.front](https://www.what3words.com/?w3w=///retain.inspector.front)



DESCRIPTION

The available space provides mainly open plan accommodation, benefitting from partitioning providing two private offices. The main space leads to a shared kitchen/break out area.

Fitted options to include the existing modern fit out and furniture, may be available at additional cost.

LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

£26.50psf per annum exclusive.

BUSINESS RATES

TBA.

EPC RATING – E(117)

VIEWING

Strictly by appointment through the joint sole agents:

PHILIP MARSH COLLINS DEUNG

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**PHILIP MARSH
COLLINS DEUNG**



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