



First Floor Office

First Floor

96 High Street, Burnham, SL1 7JT

Office

TO LET

1,250 sq ft

(116.13 sq m)

- Open Plan Office
- Comfort Cooling and Gas Central Heating
- 15 minutes' walk to Burnham crossrail station
- 3 Parking Spaces
- 2 office/meeting rooms

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Summary

Available Size	1,250 sq ft
Rent	£23,250 per annum
Rates Payable	£7,110.75 per annum approx, from April 2023.
Rateable Value	£14,250
Service Charge	£3,750 per annum Managed by the Landlord. Utilities and water rates in addition.
EPC Rating	C (73)

Description

The first-floor office is open plan with the benefit of 2 offices/meeting rooms and a kitchen area. This property is accessed from a shared front door with stairs up to the 1st floor. There are 3 car spaces to the rear of the building.

Location

The office is situated in the High Street, close to local amenities including Costa Coffee and Tesco Express and car parking. 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.

Terms

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

Business Rates

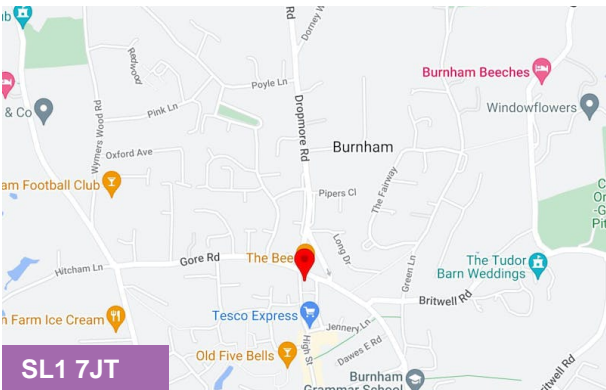
The Tenant will be responsible for paying Business Rates direct to the local authority.

Legal Costs

Each party to pay their own legal costs.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.



Viewing & Further Information



Mark Harris
01628 367439 | 07598450586
mark@pagehardyharris.co.uk



James Emes
01628439006 | 07806487124
j.emes@pagehardyharris.co.uk

More properties @ [pagehardyharris.co.uk](https://www.pagehardyharris.co.uk)