



BOSTON
HOUSE



Recently Refurbished
Cat A Office with Fitted Benefits

Boston House
Boston Drive
Bourne End
SL8 5YS



To Let
First Floor Office
8,255 sq ft

www.shellwin.co.uk/boston-house



LED
LIGHTING



TARGET
NABERS



FIBRE
INTERNET



TARGET
EPC: A



SOLAR
PV



NEW VRF +
MHVR SYSTEMS



COMMS
ROOM



POWERED
FLOOR BOXES





NEW
MALE & FEMALE
TOILETS



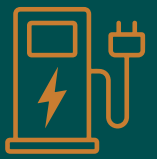
KITCHEN &
BREAK OUT
SPACE



X5 MEETING
ROOMS



1:217 RATIO
38 SPACES



6 EV CHARGE
POINTS



GARDEN
AREA



SECURE BIKE
STORAGE WITH
E-BIKE CHARGERS



SHOWER
ROOM



First Floor - 8,255 sqft / 767 sqm

Recently Refurbished Cat A Office with additional fitted benefits





ENVIRONMENTAL

We are working on plans for biodiversity enhancement via improved landscaping and further EV chargepoints.



GOVERNANCE

At any one time, we always reserve one office for a local 'start up' at a discounted rent



SOCIAL

We have a healthy mix of incubator/start up space and as well as larger space for more established businesses



WELLNESS

We organise wellness and food & beverage offerings on the estate



COMMUNITY

We try to curate a community feel, facilitate introductions and provide information to our occupiers on relevant topics – such a grant funding for environmental office measures.

MARLOW
A404 - M40 & M4

- SHELL
- KEG CRAFT BEER
- TESCO
- M&S
- COSTA
- LEE'S BAKERY
- CO OP
- MOREGANIC
- WENZELS BAKERY

EL CERDO TAPAS

BOURNE END STATION



BOSTON HOUSE

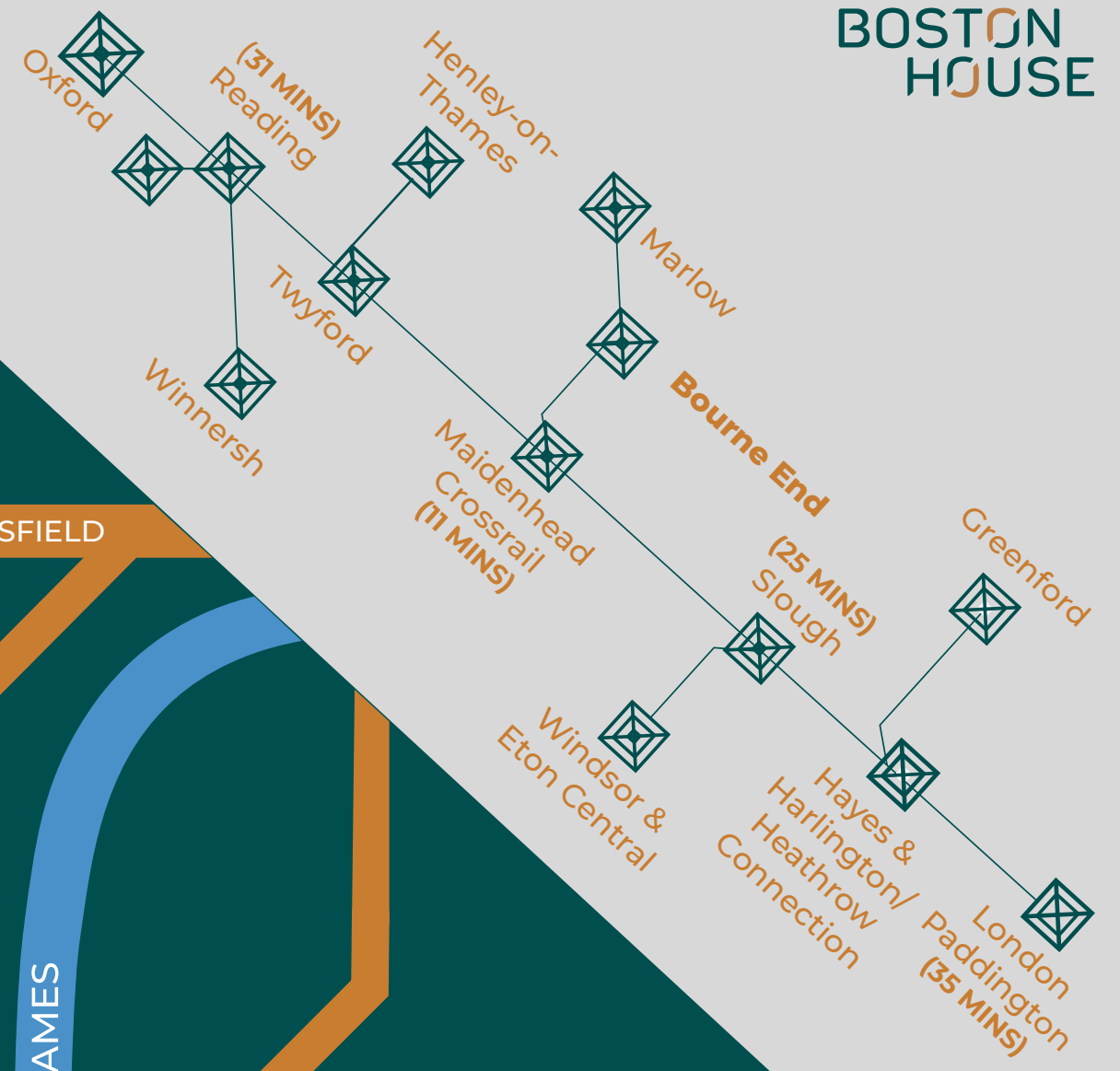
POST OFFICE

THE WALNUT TREE

BEACONSFIELD

RIVER THAMES

MAIDENHEAD



Direct access via the A4094 to J3 off the M40. A404 (M) is 2 miles to the west and links to J4 off the M40 and J 8/9 off the M4 motorway.

2 minute walk to Bourne End train station. Fast and regular trains into Maidenhead Crossrail with train services to London Paddington and Reading every 15 minutes.

BOURNE END MARINA

RIVER THAMES

HIGH STREET & SHOPS

TRAIN STATION

BOSTON HOUSE

Estate Vision

Shellwin's ownership on the estate is shown in gold on the adjacent graphic.

We believe the underlying fundamentals of Bourne End as a strategic business location are exceptional.

Our estate provides occupiers with many benefits such as efficient transport links, higher than average levels of parking and excellent amenities within walking distance.

Shellwin is committed to maximising our occupiers experience.

A PROPERTY CURATED BY

SHELLWIN

REAL ESTATE



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