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PROPERTY PARTICULARS

Preliminary Particulars

OFFICES TO LET

**Chilterns House
Eton Place, 64 High Street
Burnham
Bucks SL1 7JT**



OFFICE SPACE SUITABLE FOR 1 – 20 PEOPLE

From 50 – 3,000 Sq Ft

LOCATION

Chilterns House is located in the central hub of the main shopping facilities of Burnham fronting both the Eton Place and Reedham Road.

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 and forms part of the soon to be completed East/West Crossrail Route.

DESCRIPTION

Chilterns 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)
- 2 Free Conference Rooms (by arrangement)
- Kitchen facilities on each floor
- WC's on each floor, including disabled facilities
- 8-Person lift
- Some private car parking (18 spaces) on allocation and cheap Local Authority car parks nearby as well as plenty of off-street parking
- 24-Hour access, 7 days a week
- Door entry system
- CCTV Security
- Telecoms either via dedicated fibre optic line or by high-speed broadband
- Carpet Tiled/Wood Floored Throughout
- Burnham Railway Station circa 15 mins 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
- ❖ One month's 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

LEGAL COSTS – Each party to bear their own professional and legal costs.

ENERGY PERFORMANCE RATING – To be confirmed.

VIEWING – For further information and viewing please contact:

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