



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS  
LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALES

### Commercial Property Consultants

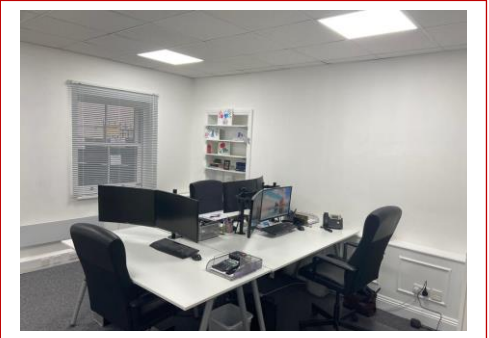
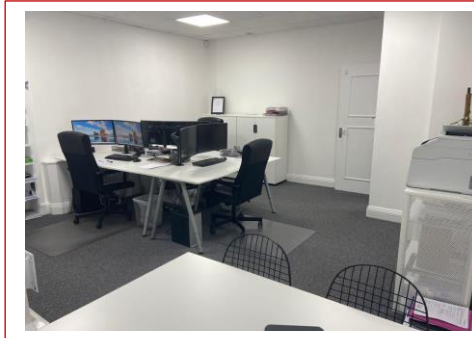
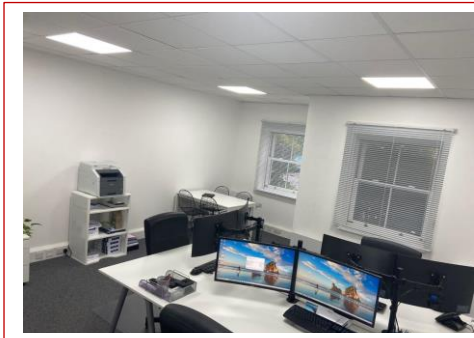
Offices at High Wycombe and Marlow  
For details of all available properties visit our website

PROPERTY PARTICULARS

### *Preliminary Particulars*

## OFFICES TO LET

**Dorney House Business Centre  
46-48A High Street  
Burnham  
Bucks SL1 7JP**



**OFFICE SPACE SUITABLE FOR 1 – 20 PEOPLE  
FROM 50 – 3,000 SQ.FT.**

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan Bailey Kennedy LLP. Finance Act 1989 – unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**LOCATION** – Dorney House is located in the central hub of the main shopping facilities of Burnham fronting both the High Street and Jennery Lane. Burnham is an attractive ancient town situated approximately 4 miles west of Slough, 4 miles east of Maidenhead, and 1 mile from Slough Industrial Estate.

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, with Heathrow Airport being approx. 20 minutes drive. Burnham Railway Station is a 15-minute walk away, providing direct services to Reading and London Paddington (35 minutes) and forms part of the soon to be completed East/West Crossrail Route.

**DESCRIPTION** – Dorney House is an attractive 3 storey building, situated in Burnham approximately midway between Slough and Maidenhead. The ground floor includes some retail space (including a coffee shop) and office accommodation. 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 for 1-20 people
- Dedicated 100MB Virgine line
- Furnished or unfurnished (as required)
- Free Conference Room (by arrangement)
- Kitchen facilities on each floor
- WC's on each floor, including disabled facilities
- 8-Person lift
- Free on-site parking
- 24 Hour access, 7 days a week
- Door entry system / CCTV security
- Burnham Railway Station circa 15 minutes walk from the office

**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** – The EPC rating for this property is C - 69.

**VIEWING** – For further information and viewing please contact:

**Duncan Bailey Kennedy**  
FAO: **Adrian Dolan / Jane Hathaway**  
Telephone: **01494 450951**  
Email: [adriand@dbk.co.uk](mailto:adriand@dbk.co.uk) / [janeh@dbk.co.uk](mailto:janeh@dbk.co.uk)

