

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



SEMI-SERVICED OFFICES

OVER 30 ROOMS OF VARYING SIZES

DORNEY HOUSE BUSINESS CENTRE, 46-48A HIGH STREET, BURNHAM, SL1 7JP

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road, Beaconsfield, HP9 1QL
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LOCATION

Situated in Burnham which is approximately midway between Slough and Maidenhead with excellent access to Burnham Railway Station (approx. 15 minute walk), the M4, M25 and London Heathrow.

DESCRIPTION

Dorney House is an attractive 3 storey building. The ground floor includes some retail space (including a coffee shop) and office accommodation. All floors offer adaptable workspace to a good specification as follows:-

- | | |
|--|---|
| * Over 30 rooms of varying sizes | * Furnished or Non-furnished |
| * Free conference room | * Kitchen facilities on each floor |
| * 8 person lift | * Door entry system |
| * WC's on each floor
(incl disabled facilities) | * Carpet tiled/wood flooring throughout |
| * 24 hour access – 7 days per week | * CCTV Security |
| * Telecoms | |

There is some private parking (18 spaces) on allocation and affordable Local Authority car parks nearby as well as plenty of off-street parking in the vicinity.

TERMS

Available on an all-inclusive Licence (minimum term 3 months) with a one months deposit and Licence fee in advance which could enable occupation to commence within 7 days (or less, if necessary) and includes business and water rates, electricity and heating, cleaning of common parts, disposal of waste, building insurance and repairs and maintenance.

VIEWING

Strictly by appointment via letting agents:-

FROST COMMERCIAL

01494-680909

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.