



## Character Offices within Landscaped Gardens

### The Priory

Stomp Road, Burnham, SL1 7LW

Office

## TO LET

**215 to 337 sq ft**

(19.97 to 31.31 sq m)

- Onsite Parking (1:204 sq.ft.)
- VRV Air conditioning
- Passenger lift
- CAT 5 Wired throughout
- Landscaped gardens with lake views
- Bookable conference rooms
- Shared break-out facility
- Manned Reception

# The Priory, Stomp Road, Burnham, SL1 7LW

## Summary

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Available Size | 215 to 337 sq ft                                                                                         |
| Rent           | Inclusive of service charge exclusive of telecoms/internet, internal suite cleaning and small electrics. |
| Business Rates | Please enquire with the agent                                                                            |
| Service Charge | Inclusive                                                                                                |
| EPC Rating     | C (65)                                                                                                   |

## Description

The Priory offers a unique opportunity to acquire modern office space within a versatile building. The Property is set within 3 acres of private mature landscaped grounds. The offices are approached via a spacious reception hall. Additional training/conference room facilities are available to hire from reception.

## Location

The priory is located in secure landscaped grounds, within walking distance of Burnham High Street. The village of Burnham is well well positioned between and Maidenhead and Slough. Junction 7 of the M4 is approximately 1.5 miles away and provides links to the wider motorway network and Heathrow Airport. Burnham will benefit from being a Crossrail station.

## Accommodation

| Name              | sq ft | sq m  | Monthly Rent | Availability |
|-------------------|-------|-------|--------------|--------------|
| Ground - Suite G6 | 337   | 31.31 | £1,025       | Available    |
| 1st - Suite F6    | 248   | 23.04 | £754.17      | Available    |
| 1st - F3          | 215   | 19.97 | £687.50      | Under Offer  |
| Total             | 800   | 74.32 |              |              |

## Terms

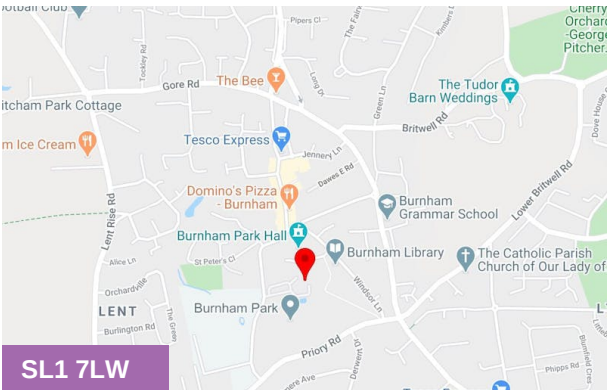
Suites are available on flexible leases with immediate occupation on terms to be agreed. There will be a 3-month rolling break clause upon occupation.

## Legal Costs

Both parties to be responsible for their own legal costs.

## VAT

Our understanding is that this property is elected for VAT. All figures quoted are exclusive of VAT.



## Viewing & Further Information



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