



THE PRIORY

Stomp Road, Burnham, Buckinghamshire, SL1 7LW
Character Offices within Landscaped Gardens
TO LET Suites from 300 sq.ft. - 11,500 sq.ft.
ALL-INCLUSIVE OPTIONS | FLEXIBLE LEASES AVAILABLE



Steeped in History...

In 1820 a sea captain returned to England from his last adventure and designed a new house in which to retire in - The Priory. Within his design he built a large tower, similar to those at Windsor Castle, providing him with views over The River Thames. Today, the tower is still a key feature at The Priory and provides wonderful views across the Buckinghamshire countryside, as well as corporate activities such as "raising the flag". The Priory has undergone a tasteful extension incorporating the older character features with today's modern needs.



Description

The Priory offers a unique opportunity to acquire modern open plan office suites within a versatile building. The Building is full of character and contains many high profile features. The property offers small suites to let from approximately 300 sq.ft. or larger suites of approximately 1,500 sq.ft, 3,000 sq.ft, and 6,000 sq.ft. The office suites can be combined or taken separately. This impressive office building is set within 3 acres of private mature, landscaped grounds, including a lake and several attractive fountains. There is ample parking on site including visitors spaces.

Accommodation

Lower Ground Floor	Sq.ft.	Status
B1	441 sq ft	Communal Kitchen
B2	876 sq ft	Bookable Conference / Training Rooms
B4	248 sq ft	Communal Comms Room
B5	215 sq ft	Store Cupboard
Total sq.ft.	1,780	

Ground Floor	Sq.ft.	Sq.m.
Suites G3 to G9	3,087 sq ft	287 sq m
First Floor	Sq.ft.	Sq.m.
Suite F1	6,080 sq ft	565 sq m
Suite F2	495 sq ft	46 sq m
Suite F4	334 sq ft	31 sq m
Second Floor	Sq.ft.	Sq.m.
Suites S2 to S4	1,587 sq ft	147 sq m
Total Available Area	11,583 sq ft	1,076 sq m

Specification

The Priory has undergone a tasteful extension incorporating the older character features with today's modern needs and offers the following office specification:

- ◆ 120 car parking spaces (1:204 sq.ft.)
- ◆ VRV Air conditioning with full BMS
- ◆ 1 x 10 person passenger lift
- ◆ Male and female WCs on each floor
- ◆ Showers on each floor
- ◆ CAT 5 Wired throughout
- ◆ CCTV Surveillance
- ◆ Suspended ceiling and raised access floor (new wing)
- ◆ High ceilings with period feature decor
- ◆ Landscaped gardens with lake views
- ◆ Independent comms room available (by request)
- ◆ Bookable conference rooms
- ◆ Shared break-out facility
- ◆ Manned Reception





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Location

The Priory is located within secure landscaped gardens and is a short walking distance from the quaint high street of Burnham, which is well positioned between Maidenhead and Slough. Junction 7 of the M4 is located within 1.5 miles, providing the property with excellent road connections to Heathrow, Central London and the nearby M40 and M25 motorway. Burnham railway station, a short walk away, is crossrail ready (2019) and will provide direct access to Reading, London Paddington, The West End and Canary Wharf.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

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Terms

New leases are available direct with the Landlord on flexible terms.

VAT

All prices, premiums and rents etc, are quoted exclusive of VAT at the prevailing rate.

Legal Costs

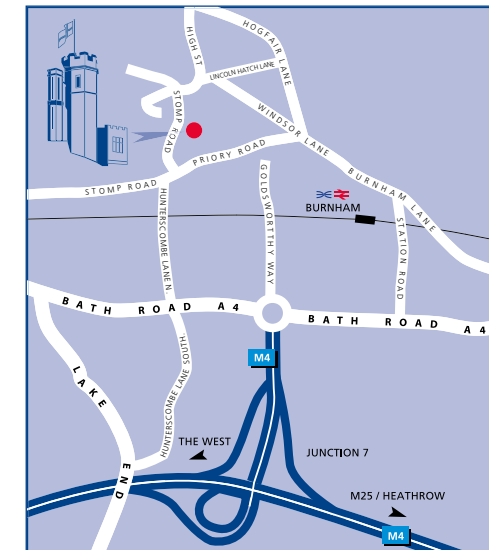
Each party to be responsible for their own legal costs incurred in any transaction.

Rent

The rent can be inclusive of rent, business rates, service charge, final dilapidations and utilities. Please enquire.

EPC

The Property benefits from an EPC rating of C – 65



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