



Eghams Court

Boston Drive, Bourne End, SL8 5YS

GROUND & 1st FLOOR OFFICE SUITES

933 sq ft
(86.68 sq m)

- Flexible Lease Arrangements
- Suites can be offered Fully Furnished (if required), subject to a premium
- Suspended ceilings with LED lighting and air-conditioning
- Kitchenette, Male and Female WCs
- Car Parking
- Access to electric car charging points
- EPC A & B

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Summary

Available Size	933 sq ft
Rent	£25,000 - £27,500 per annum Unfitted £25,000 pa. Fitted (by agreement) £27,500
Rates Payable	£7,609.75 per annum plus VAT
Rateable Value	£15,250
Service Charge	£2,982.96 per annum Plus VAT
VAT	Applicable. VAT is payable on Rent, Service Charge and Insurance.
Legal Fees	Each party to bear their own costs
EPC Rating	A (25)

Description

Eghams Court is a unique and popular office development that has undergone significant refurbishment in recent years and provides a thriving community to a variety of businesses.

There are currently two offices available, one on the ground floor and one on the 1st floor. Both are self-contained with their own dedicated entrance and provide an office suite offering modern open plan accommodation that could be offered on a fitted and furnished basis (if required). The offices have suspended ceilings, LED lighting, air-conditioning and both have a separate partitioned office/meeting room. The suites have their own kitchenette, male and female WC's along with access to car parking.

Furthermore there is also access to visitor parking and electric car charging points. A secure bike store with e-bike chargers is also available on the wider Estate.

Location

Boston Drive is located a short walk to Bourne End High Street with the benefit of local amenities including independent shops, cafes and supermarkets. The train station is situated opposite the entrance to Boston Drive, which provides regular trains to Marlow and Maidenhead (Cross Rail). The River Thames is also a 10 minute walk away.

The A404(M) is a 5 minute drive, giving access to the M40 and M4 motorways. Heathrow Airport is approximately a 15 mile drive

Accommodation

The accommodation comprises the following areas:

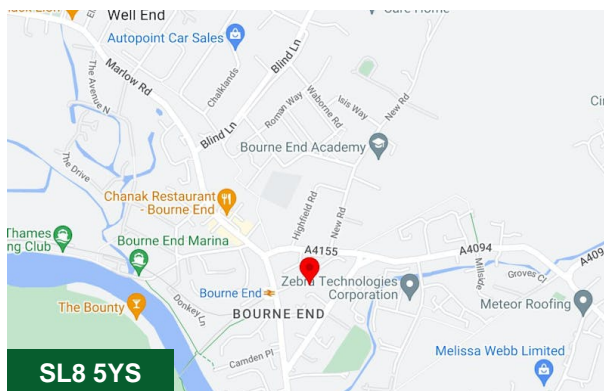
Name	sq ft	sq m	Availability
1st - Unit 10	933	86.68	Under Offer
Total	933	86.68	

Terms

Flexible terms can be offered directly from the landlord. Rent plus Service Charge £2982.96 pa. Insurance £272.34 pa. All plus VAT.

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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