

2dukesmeadow.co.uk



2 Dukes Meadow

Bourne End **SL8 5XF**

A modern office building with fitted space available

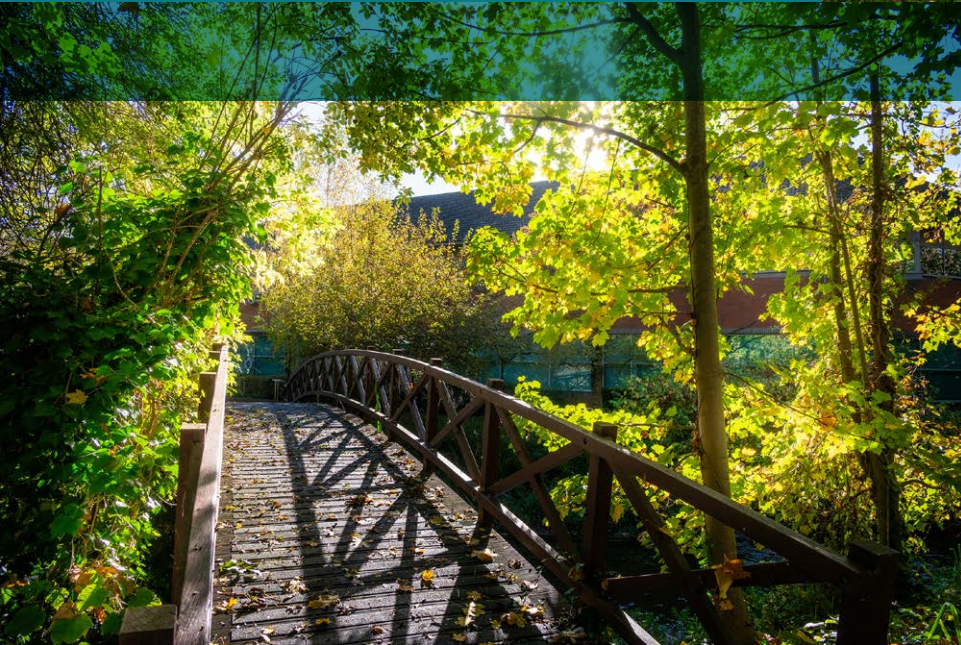
TO LET

FIRST FLOOR: **8,442 – 18,555 sq ft**

2 Dukes Meadow

Bourne End SL8 5XF

2 Dukes Meadow is a modern office building with part of the first floor being fully fitted. The property is accessed via two double glazed receptions and comprises a combination of open plan and fitted office space.



Bourne End Station



2 Dukes Meadow



Location

Bourne End is an affluent South East commuter town within Buckinghamshire, on the River Thames, located equidistant between London, 29.8 miles (48km) to the east, and Oxford, 34 miles (54.7km) to the north-west. The town is strategically positioned in the heart of the Thames Valley between Marlow, 3.9 miles (6.3km), Maidenhead 5.5 miles (8.8km) and High Wycombe 6 miles (9.7km).

The town provides excellent connectivity, situated in between the M40 (J3, 2.9 miles to the north) and the M4 (J7, 6.7 miles to the south) motorways, providing easy road access to both Central London, the UK's Innovation Triangle and the wider national motorway network. Bourne End also benefits from excellent railway access with regular trains to Maidenhead which is on the Elizabeth Line providing swift regular services into Central London.

Specification



Two double height receptions



LED flat panel lighting with daylight sensing and presence detectors



VRF air conditioning



Male, female and disabled WCs



Dedicated shower and locker facilities



40 cycle spaces



EPC Rating B41

BREEAM

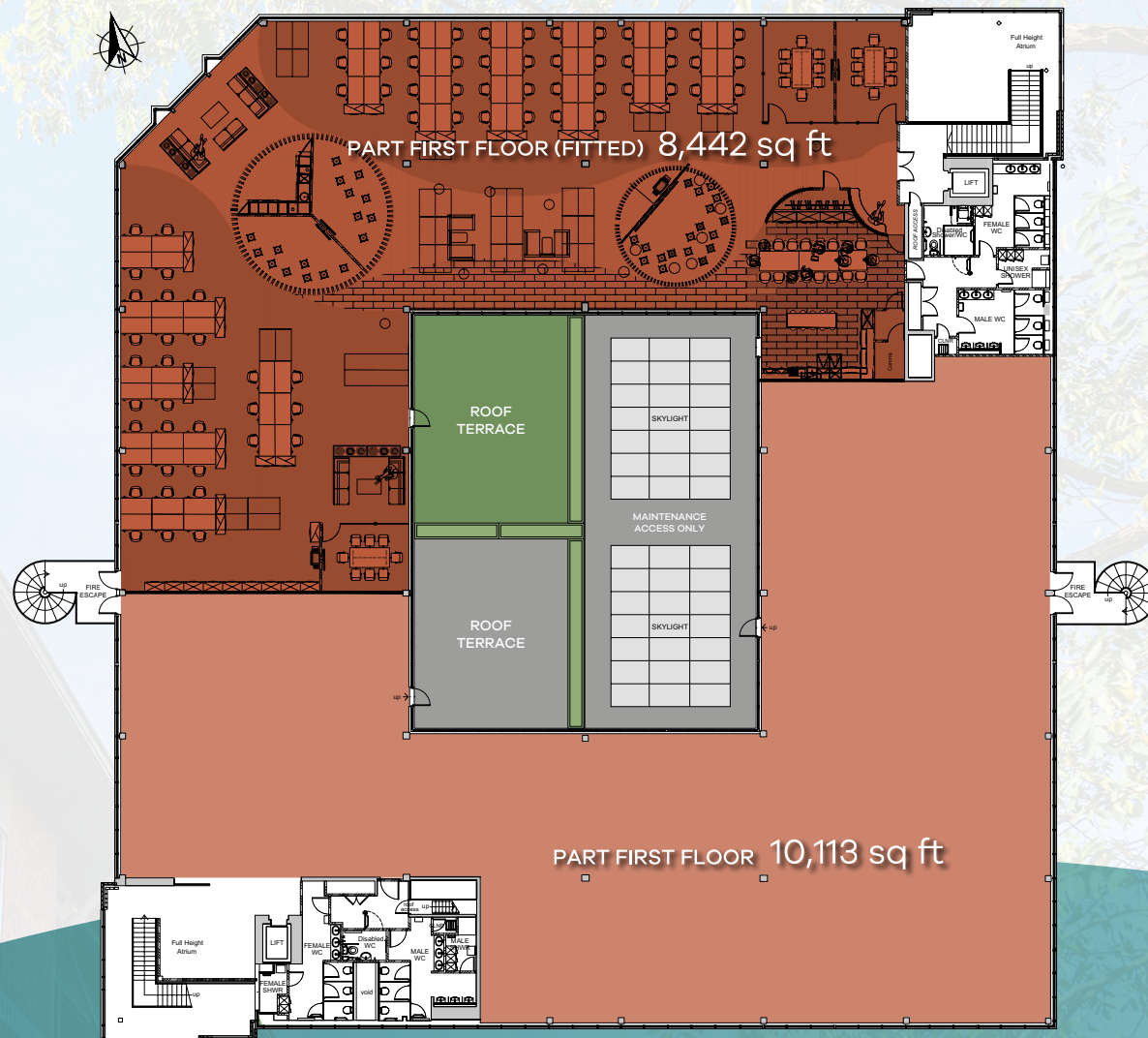
BREEAM Very Good

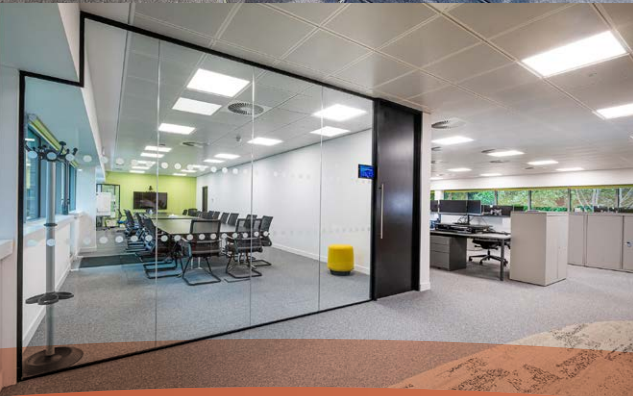


75 car parking spaces (1:247 sq ft)

Availability

	sq ft	sq m
Part First Floor	10,113	939.53
Part First Floor (Fitted)	8,442	784.29
TOTAL	18,555	1,723.82

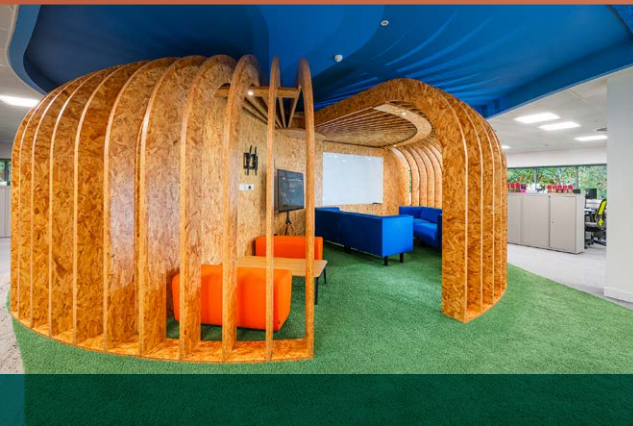




PART FIRST FLOOR (FITTED)

8,442 sq ft

(784.29 sq m)





PART FIRST FLOOR
10,113 sq ft
(939.53 sq m)





Price

Rent on application.

Service charge

Details provided upon application.

EPC rating

B41.

Terms

Property available to let, direct from the landlord.

Legal costs

Each party to be responsible for their own legal and other costs associated with the transaction.

Connectivity

By road

M40, Junction 3	3 miles
Marlow	4 miles
Maidenhead	5.7 miles
M4, Junction 7	7.8 miles
M25, Junction 16	10.3 miles
Slough	6.1 miles
Reading	17.1 miles
Heathrow Airport	18.6 miles
Central London	28 miles



Crossrail

Bourne End is connected to Maidenhead Station with direct trains to Central London, London Heathrow and Canary Wharf on the Crossrail Elizabeth line.

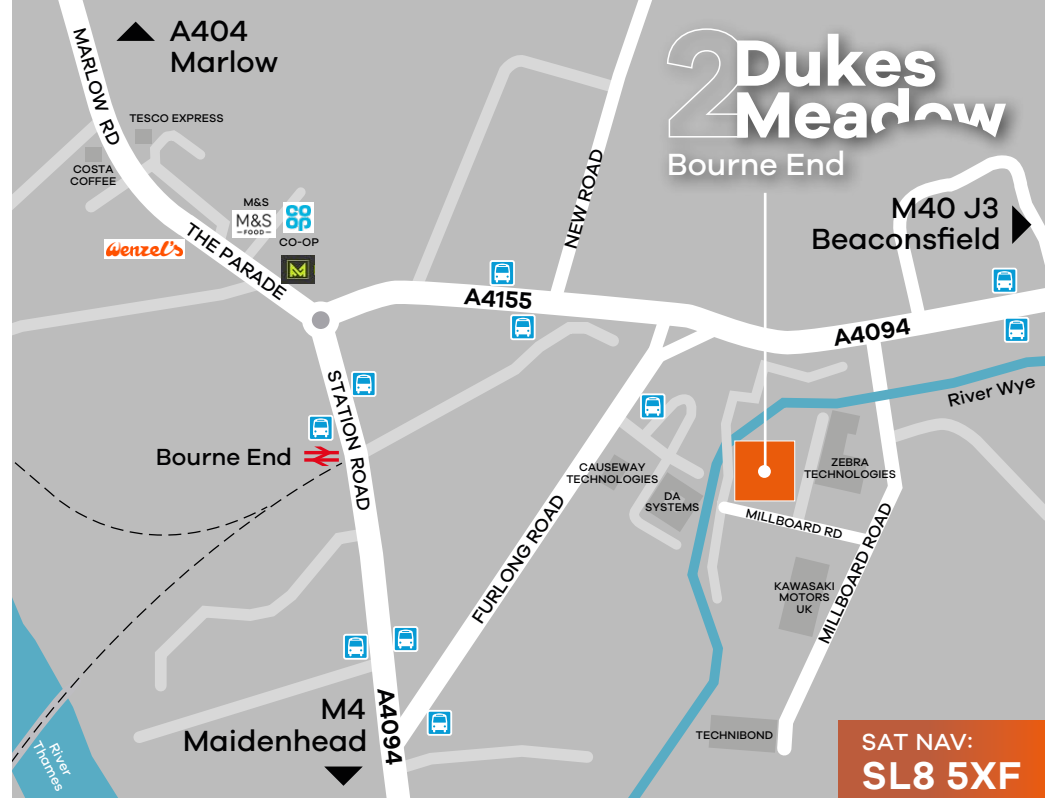


By train

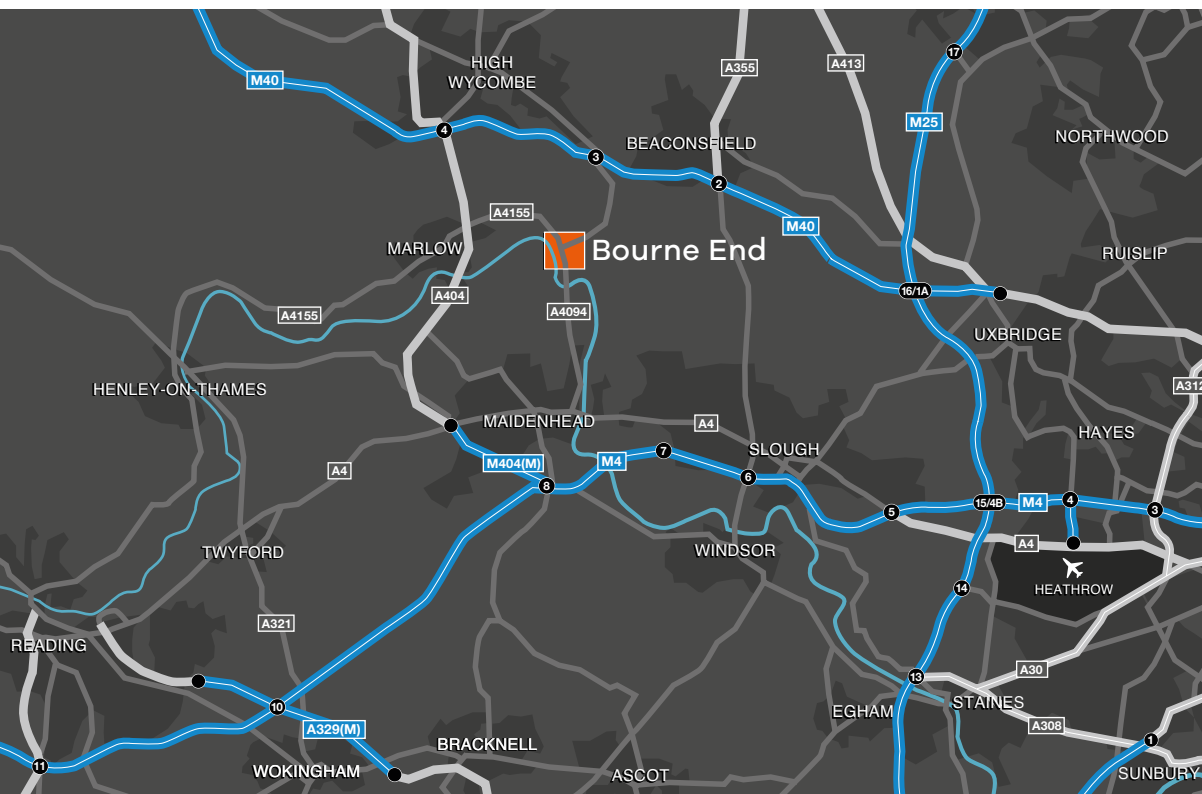
Bourne End to:	
London Paddington	38 mins
Maidenhead	11 mins
Marlow	7 mins
Slough	23 mins
Reading	32 mins
Henley	44 mins
Oxford	1 hr 7 mins

High Wycombe (4.2 miles) to:
London Marylebone 27 mins

Beaconsfield (3.5 miles) to:
London Marylebone 29 mins



SAT NAV:
SL8 5XF



Viewing

Strictly by appointment through the joint sole letting agents:



Toby Lumsden
07796 444 379
tobylumsden@brayfoxsmith.com

Matthew Smith
07436 976 049
matthewsmith@brayfoxsmith.com

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. November 2024



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