



# BOSTON HOUSE

BOSTON DRIVE, BOURNE END SL8 5YS

**FIRST FLOOR SUITE TO LET** | **MAY SELL**  
8,101 SQ FT (752.61 SQ M)

# CONTEMPORARY, FITTED FIRST FLOOR OFFICE SUITE

Accessed via passenger lift or stairs, the first floor office space is already fitted out to a high specification with a number of meeting rooms, comms room as well as a kitchenette area with complementary break out space. The space has been refurbished and redecorated. Benefits include air conditioning (maintained & serviced), raised floors (including floor boxes with power & data) and suspended ceilings with LED Lighting, male and female WCs and excellent car parking provision with 34 spaces (1:238 sq ft). The ground floor is occupied by SpinMaster.



**FITTED AND  
REFURBISHED**



**EXCELLENT CAR  
PARKING PROVISION  
OF 34 SPACES**



**CENTRAL LOCATION  
WITHIN SHORT  
WALK TO STATION**



**AFFLUENT MARKET  
TOWN LOCATION**



**EXCELLENT  
ARRAY OF LOCAL  
AMENITIES**



**GREAT ACCESS  
ONTO THE A404M,  
THE M4 AND M40**



**OUTDOOR  
SEATING AREA**



**EXCELLENT NATURAL  
DAYLIGHT AND GREEN  
ENVIRONMENT**



# OPPORTUNITY TO PURCHASE THE BUILDING

- Total area of 15,375 sq ft
- 7,267 sq ft ground floor suite is let to SpinMaster
- First floor refurbished & available
- For more information & pricing contact the agents



Above: **FRONTAGE**  
Far left: **ENTRANCE**  
Below left: **PARKING AREA**  
Below right: **GARDEN**





# LOCATION

## PERFECTLY POSITIONED

Boston House is perfectly positioned to benefit from the local amenities including Costa Coffee, Tesco Express, Co-op, M&S Simply Food and various local restaurants.

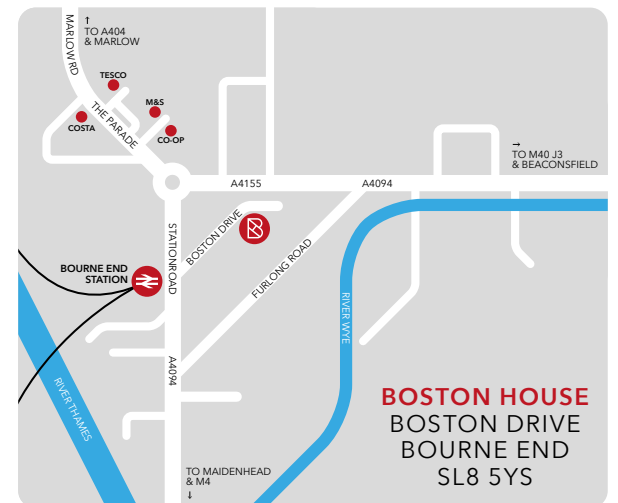
## RIVERSIDE LOCATION

Bourne End is an affluent riverside commuter town in the heart of the Thames Valley, neighbouring Cookham, Maidenhead, Marlow and High Wycombe.

## GET CONNECTED

In the heart of Bourne End town centre, Boston House is a two minute walk from Bourne End train station which provides fast and regular trains into Maidenhead with train services to London Paddington and Reading every 15 minutes.

By road, the town is well connected, providing direct access via the A4094 to Junction 3 of the M40 Motorway. The A404 (M) is located approximately 2 miles to the west and provides direct access to Junction 4 of the M40 motorway and Junctions 8/9 of the M4 motorway.



# COMMUNICATIONS

## ROAD

M40 Junction 3	3 miles
Marlow	4 miles
Maidenhead	6 miles
M4 Junction 7	8 miles
M25 Junction 16	10 miles
Slough	6 miles
Reading	17 miles
Heathrow Airport	18 miles
Central London	28 miles

## RAIL | Bourne End to:

London Paddington	38 mins
Maidenhead	11 mins
Marlow	7 mins
Slough	23 mins
Reading	32 mins
Henley	44 mins
Oxford	67 mins

## RAIL | High Wycombe (4 miles away):

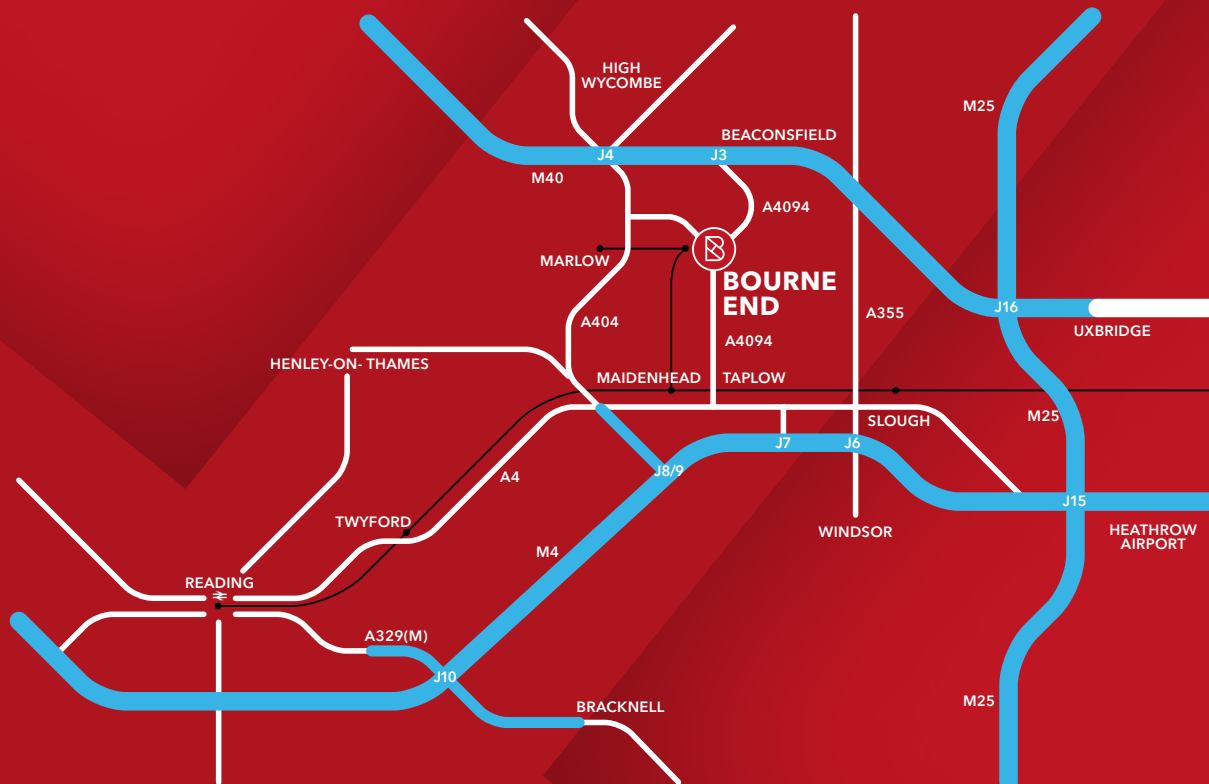
London Marylebone	27 mins
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## RAIL | Beaconsfield (3.5 miles away):

London Marylebone	29 mins
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## THE ELIZABETH LINE (CROSSRAIL)

Bourne End is connected to Maidenhead Station, which is on The Elizabeth Line. The Elizabeth Line will improve connectivity to Reading, Central London, London Heathrow and Canary Wharf from 2022.



## VIEWING & FURTHER INFORMATION

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## INDICATIVE FIRST FLOOR PLAN



VIEWING & FURTHER INFORMATION

