

2dukesmeadow.co.uk



2 Dukes Meadow

Bourne End SL8 5XF

10,113 sq ft – Modern First Floor Offices

TO LET

2 Dukes Meadow

Bourne End SL8 5XF

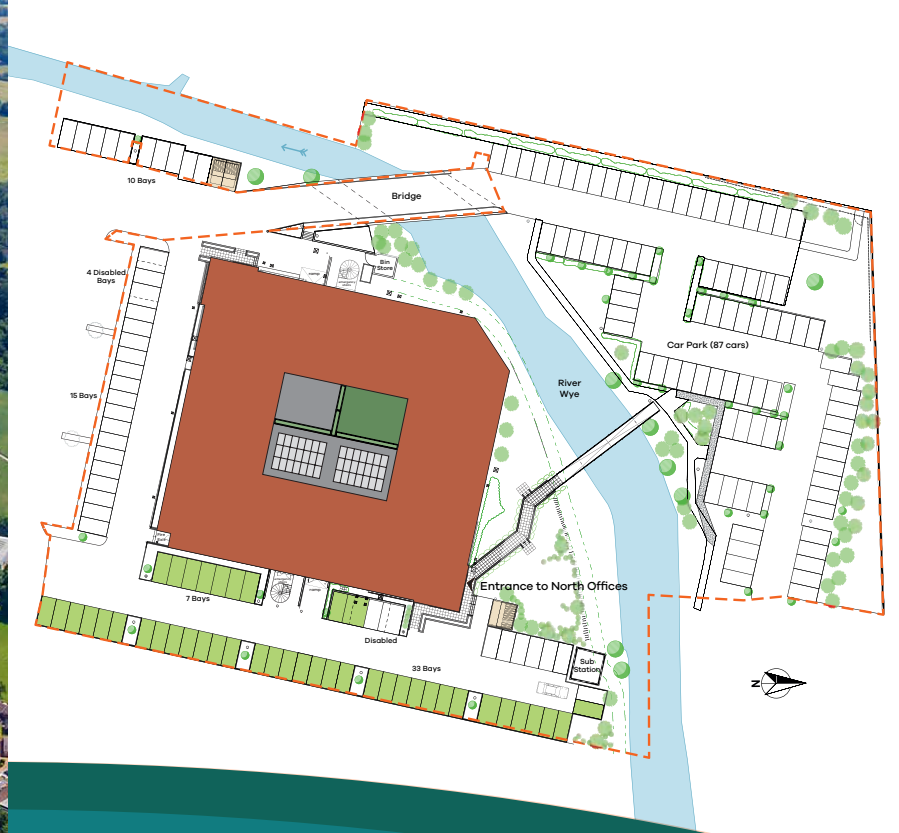
2 Dukes Meadow is a modern office building. The property is accessed via a double glazed reception and comprises open plan office space. Existing occupiers include Zerba Technologies and Veolia Water.



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.

To Maidenhead

To Marlow

River Thames

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



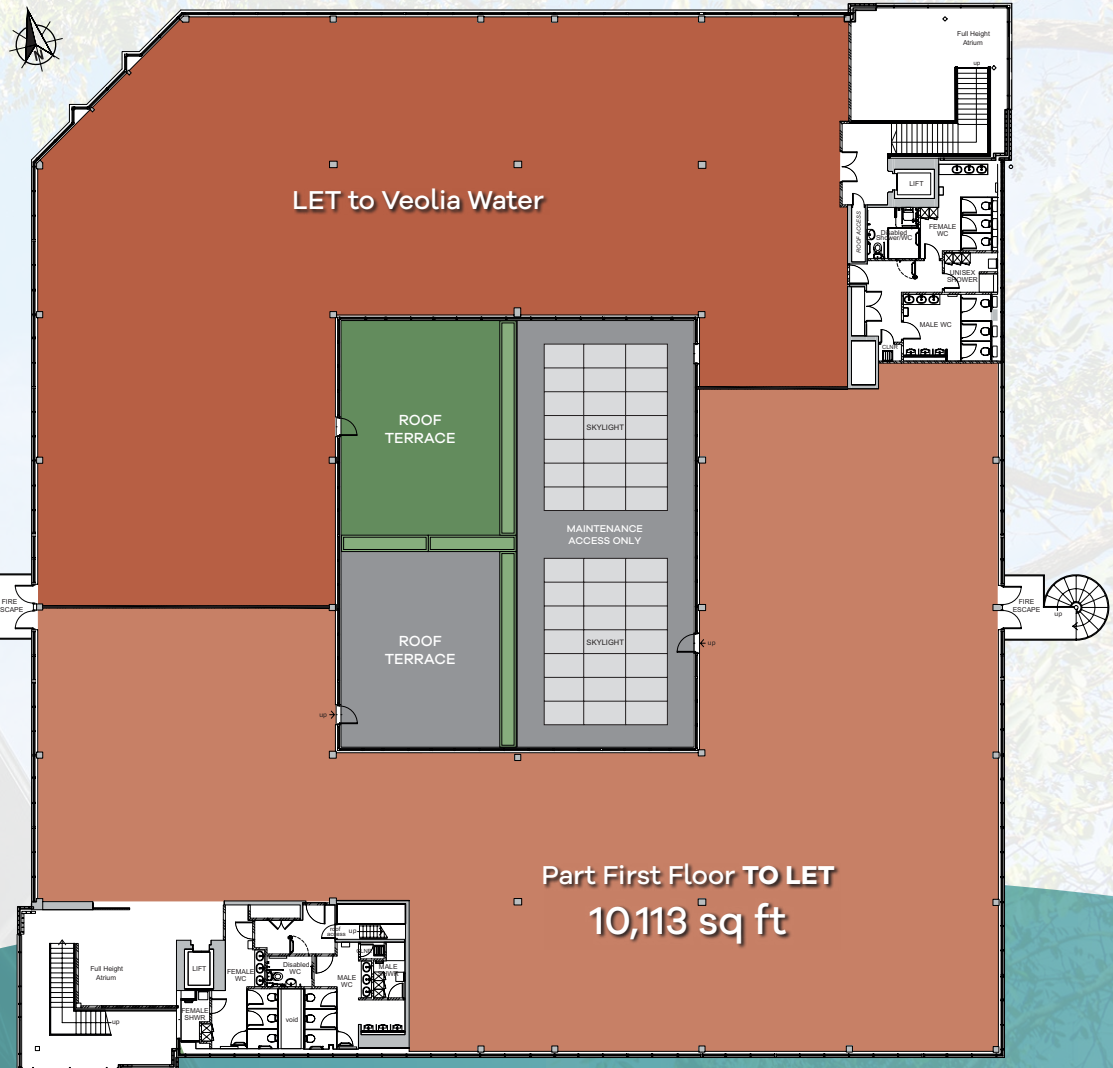
EPC Rating B41

BREEAM

BREEAM Very Good



Parking 1:247 sq ft



Availability

	sq ft	sq m
Part First Floor	10,113	939.53
Part First Floor (Fitted)	LET to Veolia Water	
TOTAL	10,113	939.53



Part First Floor **TO LET**

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



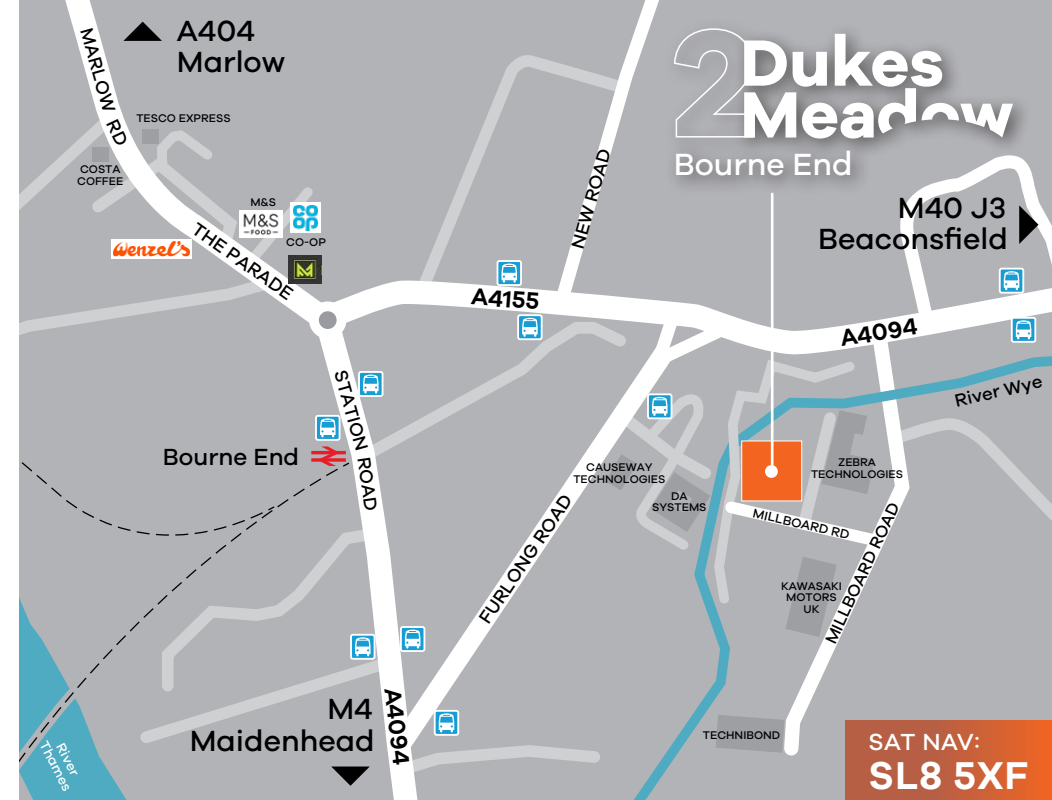
By train

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



Crossrail

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



Viewing

Strictly by appointment through the joint sole letting agents:

bray fox smith
brayfoxsmith.com
020 7629 5456

Toby Lumsden
07796 444 379
tobylumsden@brayfoxsmith.com

Matthew Smith
07436 976 049
matthewsmith@brayfoxsmith.com

Page Hardy Harris
01628 439006
pagehardyharris.co.uk

Mark Harris
07598 450586
mark@pagehardyharris.co.uk

Sophie Holmes
07763 565056
sophie@pagehardyharris.co.uk

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. June 2025.

2dukesmeadow.co.uk