

Spacious, stylish, sophisticated

The full interior floor area of 3,218 square feet is skillfully utilised allowing flexible use of the space with a combination of open plan and office areas.

To the rear of the building is a large meeting room with an adjacent kitchen.

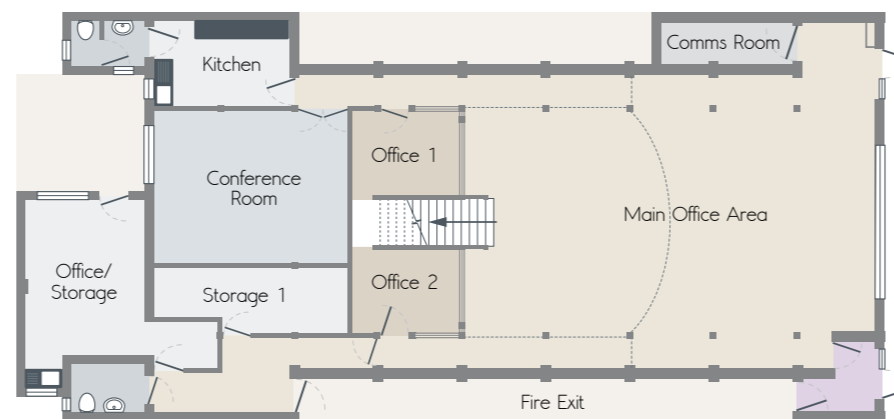
The mezzanine floor also provides both open plan and private office facilities.

Lighting is designed for both practical illumination of the work space and to enhance the ambiance of the building and its architectural features.

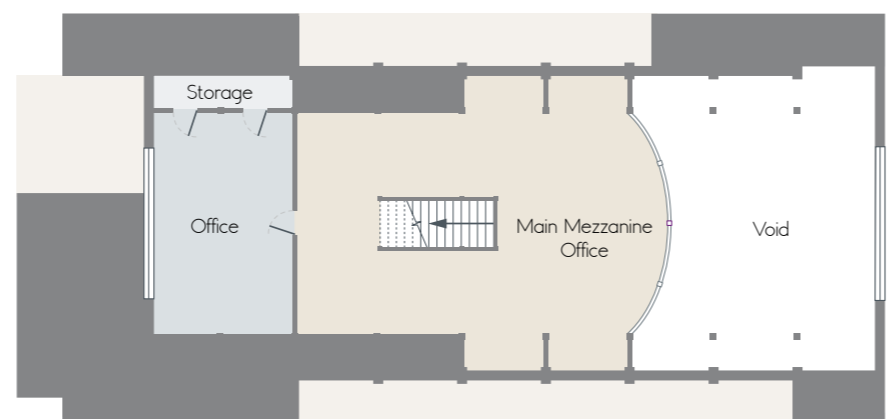
There is extensive concealed cabling for computer and telecoms systems.



Ground Floor



Mezzanine Floor



3,218 sq ft of self contained office and studio space arranged on two floors.
Ground floor: 2,306 sq ft Mezzanine: 912 sq ft

- Central heating
- Fitted kitchen
- Air conditioning
- Smoke Cloak intruder system

Use: Offices and studio. Alternative uses considered.

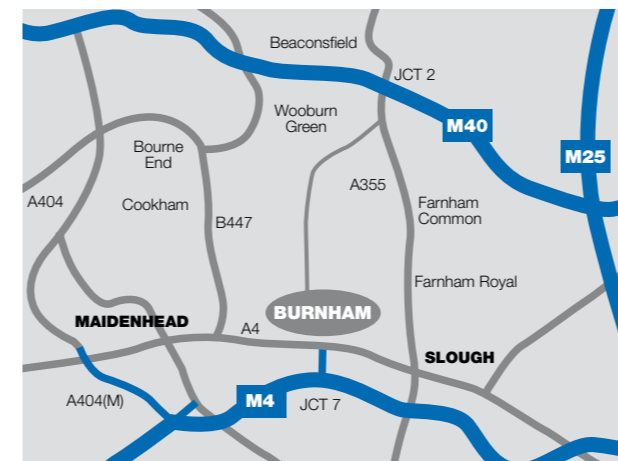
Lease term: 5 years full repairing and insuring.

Legal costs: Each party to bear its own legal costs.

Possession: Immediate on completion.

www.latitudeinvestments.co.uk

Burnham Village



Travel times from Burnham (minutes*)

London Paddington (train)	35
London Heathrow (car)	20
Reading (train)	25
Maidenhead (car)	12
Slough (car)	13
Birmingham NEC/Airport (car)	1hr 39
M25 Junction 4b (M4) (car)	15
M40 Junction 2 (car)	13

*All travel times are approximate and depend on traffic conditions

Important notice
The information contained in this brochure is believed to be correct but its accuracy cannot be guaranteed and no such information forms part of any contract. Neither the vendors nor their agents or any person in their employ has any authority to make or give warranty or guarantee (whether written or oral) in respect of, or in relation to, the property or any part thereof.



Clearwater House, 25 Gore Road, Burnham, Bucks.

A uniquely impressive studio and office building affording an exceptional work environment

An interior that inspires

If you are looking for an impressive location for your visitors, and a unique working environment for your staff, Clearwater House is hard to beat.

The large circular window, fitted with one way glass, provides both a striking front facade to the building and

allows a generous flow of light into the open plan interior.

Original architectural features have been renovated to reveal sand-blasted timber frames and brickwork. A wide central staircase leads to a spacious mezzanine floor featuring a distinctive curved balcony with a glazed screen.



Quietly situated but quickly connected

The property is just a few minutes walk from the delightful village of Burnham. It is within easy reach of Burnham rail station with fast connections to London Paddington and Reading.

Four off-road parking spaces are available at the front of the building. The existing, and previous tenants, have been able to secure additional private daytime parking in Gore Road with a local land owner.

Burnham provides a range of amenities including a post office, supermarket and a variety of specialist shops and catering establishments.