



BOSTON  
HOUSE



Recently Refurbished  
Cat A Office with Fitted Benefits

Boston House  
Boston Drive  
Bourne End  
SL8 5YS



To Let  
First Floor Office  
8,255 sq ft

[www.shellwin.co.uk/boston-house](http://www.shellwin.co.uk/boston-house)



LED  
LIGHTING



TARGET  
NABERS



FIBRE  
INTERNET



TARGET  
EPC: A



SOLAR  
PV



NEW VRF +  
MHVR SYSTEMS



COMMS  
ROOM



POWERED  
FLOOR BOXES





NEW  
MALE & FEMALE  
TOILETS



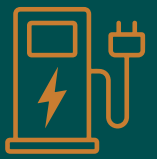
KITCHEN &  
BREAK OUT  
SPACE



X5 MEETING  
ROOMS



1:217 RATIO  
38 SPACES



6 EV CHARGE  
POINTS



GARDEN  
AREA



SECURE BIKE  
STORAGE WITH  
E-BIKE CHARGERS



SHOWER  
ROOM



# First Floor - 8,255 sqft / 767 sqm

Recently Refurbished Cat A Office with additional fitted benefits





## ENVIRONMENTAL

We are working on plans for biodiversity enhancement via improved landscaping and further EV chargepoints.



## GOVERNANCE

At any one time, we always reserve one office for a local 'start up' at a discounted rent



## SOCIAL

We have a healthy mix of incubator/start up space and as well as larger space for more established businesses



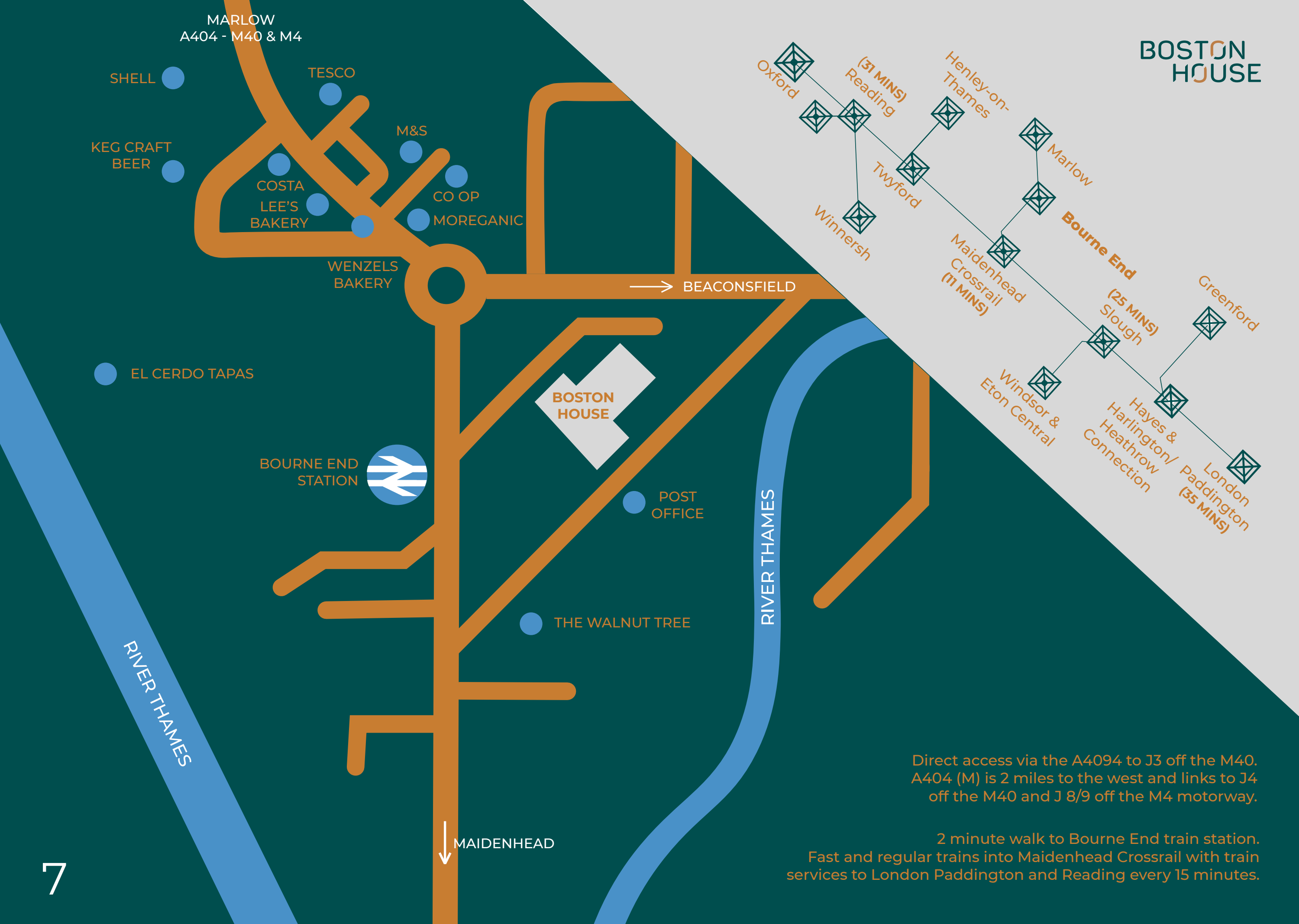
## WELLNESS

We organise wellness and food & beverage offerings on the estate



## COMMUNITY

We try to curate a community feel, facilitate introductions and provide information to our occupiers on relevant topics – such a grant funding for environmental office measures.



MARLOW  
A404 - M40 & M4

SHELL

TESCO

KEG CRAFT BEER

M&S

COSTA  
LEE'S BAKERY

CO OP

MOREGANIC

WENZELS BAKERY

BEACONSFIELD

EL CERDO TAPAS

BOSTON HOUSE

BOURNE END STATION

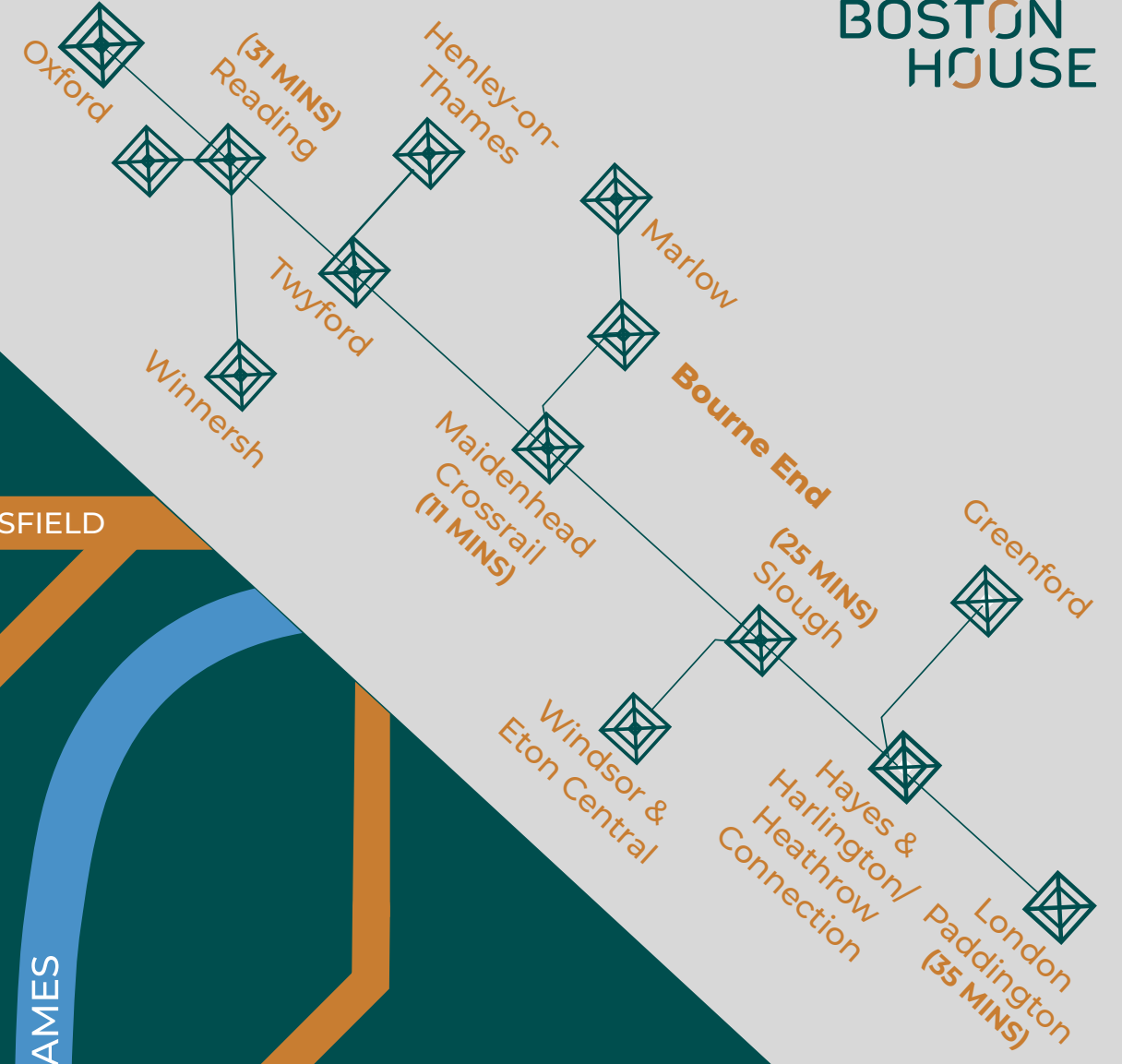
POST OFFICE

THE WALNUT TREE

RIVER THAMES

RIVER THAMES

MAIDENHEAD



Direct access via the A4094 to J3 off the M40. A404 (M) is 2 miles to the west and links to J4 off the M40 and J 8/9 off the M4 motorway.

2 minute walk to Bourne End train station. Fast and regular trains into Maidenhead Crossrail with train services to London Paddington and Reading every 15 minutes.

BOURNE END MARINA

RIVER THAMES

HIGH STREET & SHOPS

TRAIN STATION

BOSTON HOUSE

## Estate Vision

Shellwin's ownership on the estate is shown in gold on the adjacent graphic.

We believe the underlying fundamentals of Bourne End as a strategic business location are exceptional.

Our estate provides occupiers with many benefits such as efficient transport links, higher than average levels of parking and excellent amenities within walking distance.

Shellwin is committed to maximising our occupiers experience.



A PROPERTY CURATED BY

**SHELLWIN**

REAL ESTATE



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