

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

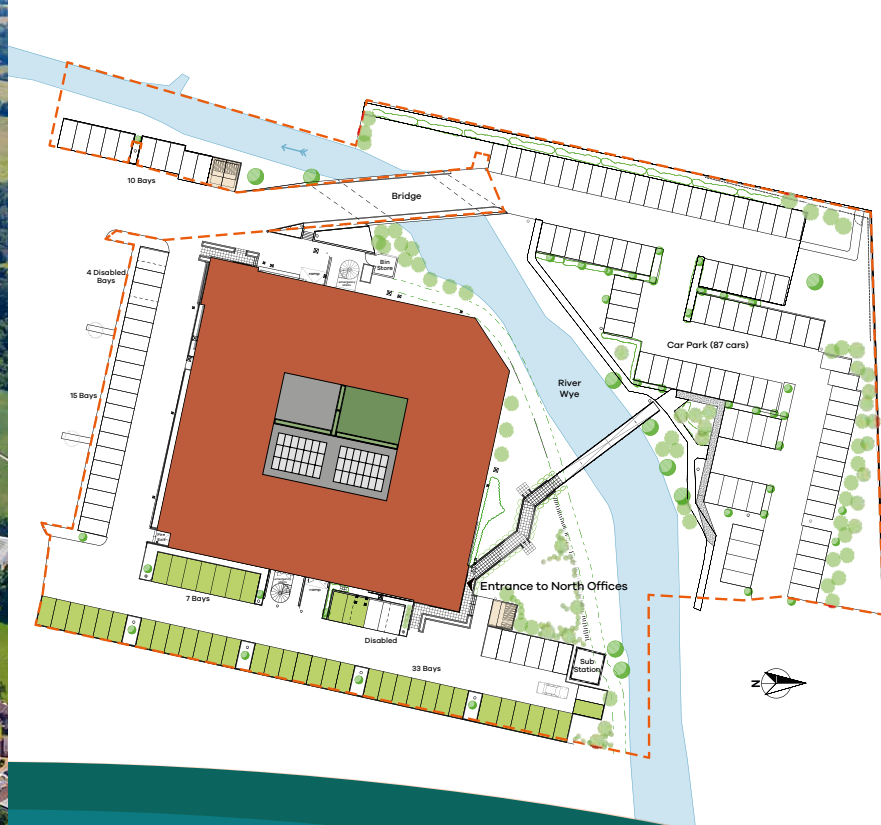
2 Dukes Meadow is a modern office building. The property is accessed via a double glazed reception and comprises open plan office space. Existing occupiers include Zebra Technologies and Veolia Water.



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.

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

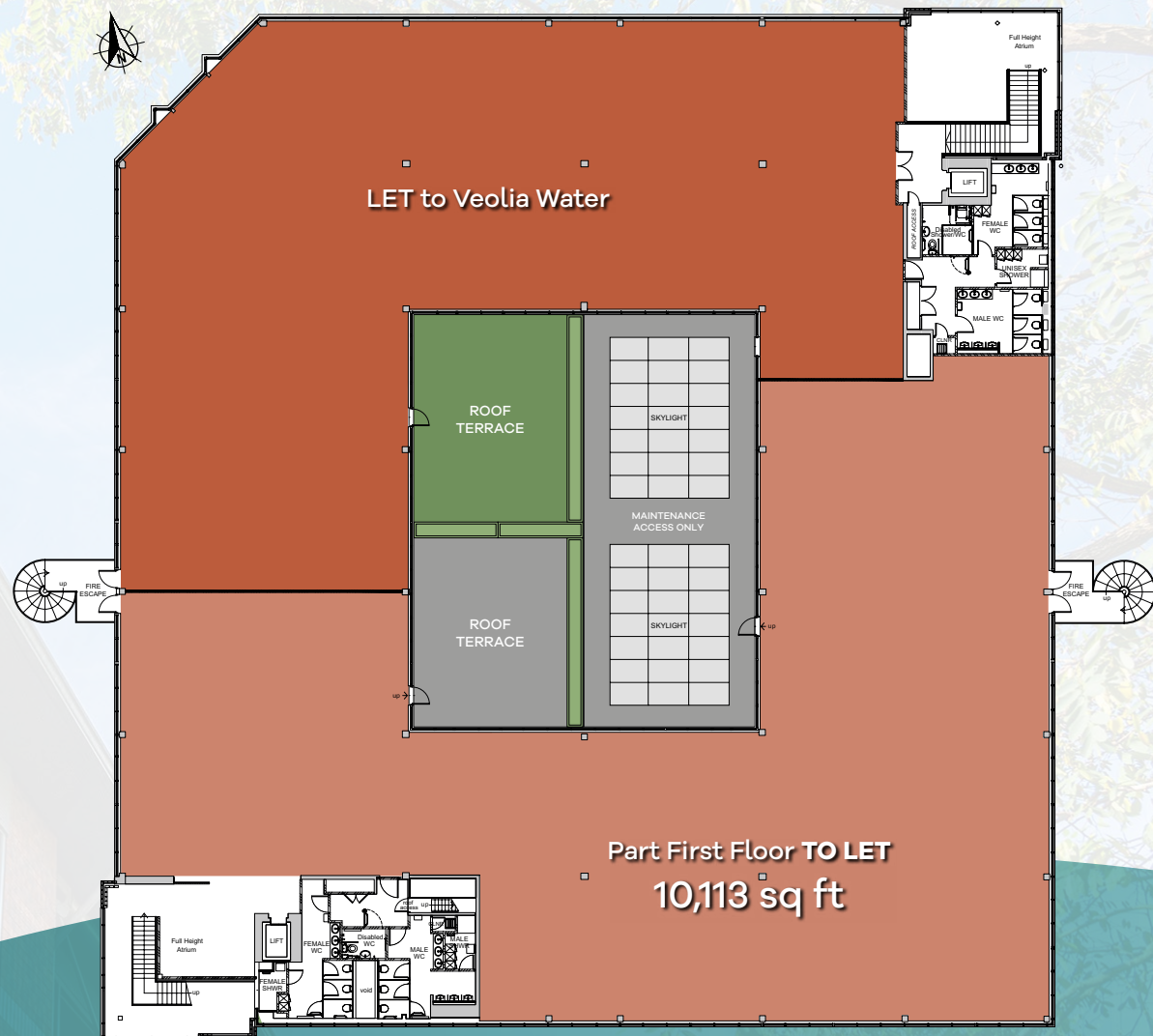
BREEAM Very Good



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.

By road



By train

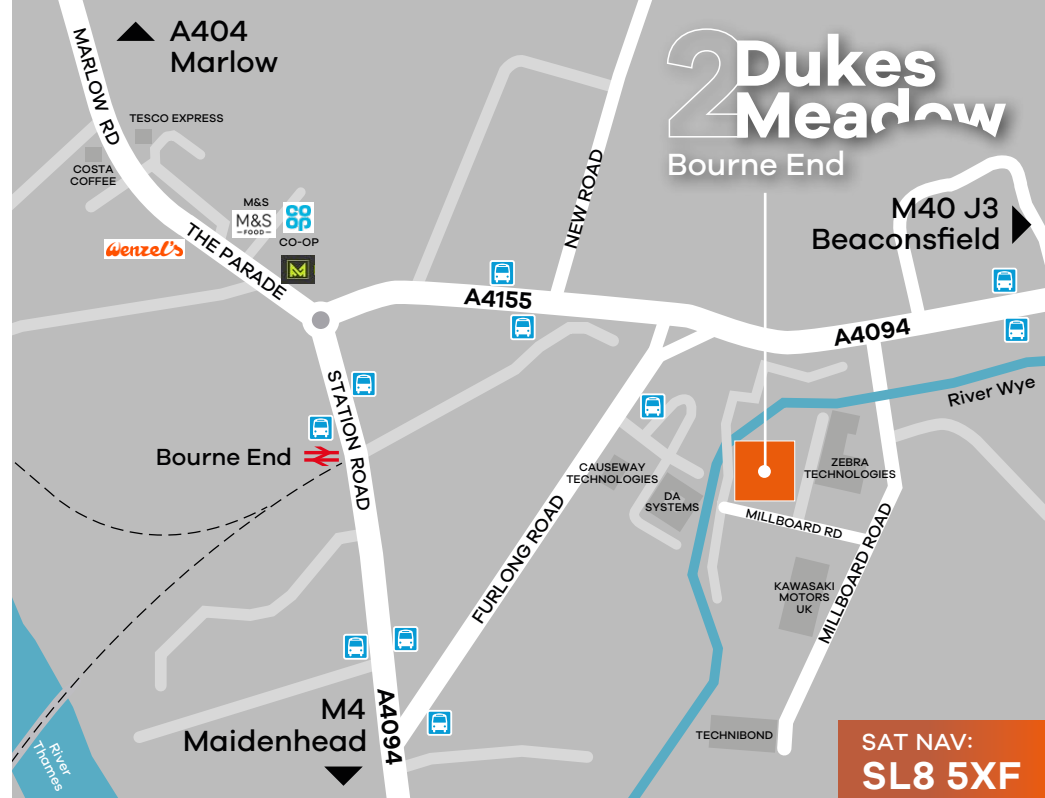


Beaconsfield (3.5 miles) to:
London Marylebone 29 mins



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:..



Toby Lumsden
07796 444 379
tobylumsden@brayfoxsmith.com

Matthew Smith
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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. July 2025.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136



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