



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

MODERN OFFICES WITH PARKING

**GROSVENOR HOUSE
HORSESHOE CRESCENT
BEACONSFIELD
BUCKS HP9 1LJ**



**TO LET
1,075ft² (100m²)**

LOCATION

Grosvenor House is conveniently located within a self-contained courtyard development in Old Town Beaconsfield, which has a superb selection of shops and restaurants such as the Crazy Bear and Loch Fyne, The Spice Merchant plus many more and provides easy access to Junction 2 of the M40 and in turn Junction 16 of the M25.

The building is within walking distance of the town's principal amenities, along with Beaconsfield mainline station which provides a direct link into London (Marylebone) via the Chiltern Line, with the fastest journey time approximately 25 minutes.

Subject to Contract - 07/2020

DESCRIPTION

The available office provides modern, open plan space on the second floor, and benefits from the following:

- VRF Air-conditioning.
- Full accessed raised floors.
- 4 Car spaces.
- Male and Female WCs.
- Shower facility.
- 8 person passenger lift.

ACCOMMODATION

Suite 3 **1,075sf (100sm)**

LEASE

The suite is available by way of a new lease on terms to be agreed.

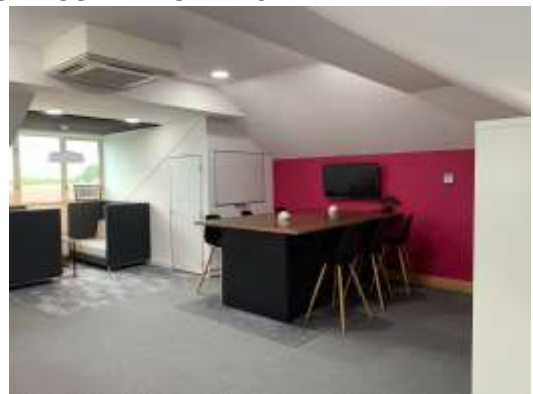
RENT

£25.00psf per annum exclusive.

In addition the tenant will pay a contribution to the upkeep and maintenance of the building and common areas.

EPC RATING – D (78)

BUSINESS RATES – TBC



VIEWING

Strictly by appointment through the sole agent:

PHILIP MARSH COLLINS DEUNG

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