



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET

625sf(58sm)-1,422sf(132sm)

SUITES 1&1A, BAKERY COURT,
LONDON END, BEACONSFIELD HP9 2FN

- COMFORT COOLING/HEATING
- PRIVATE PARKING
- LIFT TO FIRST FLOOR

LOCATION – The offices form part of a comprehensive redevelopment, fronting London End (A40).

Beaconsfield Old Town benefits from good rail and road communications with Junction 2 of the M40 and the mainline train station, serving the Chiltern Line between London Marylebone and Birmingham, a short distance away.

The Old Town also provides a good supply of specialist shops, pubs and restaurants.





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DESCRIPTION

The offices available comprise two structurally open plan areas on the first floor, available individually or together.

At present, full height glass partitioning has been installed creating meeting rooms in both suites.

ACCOMMODATION – First Floor

Suite 1 – 625sf (58sm) Suite 1a – 797sf (74sm)

LEASE - New lease(s) available on terms to be agreed.

RENT – on application.

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

BUSINESS RATES – Suite 1 - Rateable Value £9,100. Suite 1a – Rateable Value £10,750. For details of rates payable or merging the assessments, please contact the billing authority Buckinghamshire Council 01895 837200.

EPC RATING – B(49).

VIEWING – Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

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