



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



CHARACTER OFFICE TO LET

477sf(44sm)

16 WYCOMBE END,
BEACONSFIELD HP9 1NB

- EXPOSED BEAMS
- ELECTRIC HEATING
- PRIVATE ENCLOSED GARDEN

LOCATION – The office is located on the South side of the A40 Wycombe End in the popular Beaconsfield Old Town.

Junction 2 of the M40 motorway is approximately 1 mile away and the Chiltern Line, serving London Marylebone and Birmingham is available in the New Town, again approximately 1 mile away.

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





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DESCRIPTION

The property provides open plan accommodation on two floors with kitchen and WC facilities on the ground floor.

At the rear is a private garden providing outside, breakout space.

ACCOMMODATION – Ground Floor - 200sf (18sm)
First Floor - 277sf (26sm)

LEASE – The premises are available on a new lease for a term to be agreed.

RENT – £16,500 per annum exclusive. We are informed that VAT is not applicable to the rent.

BUSINESS RATES – The Rateable Value in the 2017 Rating List is £9,900. For details of rates payable please contact the billing authority Buckinghamshire Council 01895 837200.

VIEWING – Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

01494 683644

NICK BALL

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Subject to Contract 06/21

PHILIP MARSH COLLINS
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Regulated by RICS 

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