



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

### PRELIMINARY PARTICULARS



## OFFICES WITH PARKING TO LET

1,658sf(154sm)-3,316sf(308sm)

SUITES 3&4, WOODLANDS COURT,  
BEACONSFIELD HP9 2SF

- AIR CONDITIONING
- PRIVATE PARKING
- 1Gb SUPERFAST BROADBAND
- LED LIGHTING
- FULL ACCESS RAISED FLOORS
- CAR CHARGING POINTS AVAILABLE

**LOCATION** – Set in a stunning rural location, these offices constructed in 2017, form part of the highly successful Woodlands Court development.

Accessed from a private road, the property is approximately 1 mile from the M40(J2), with the M40, M25 and M4 providing ready access to Central London, the Midlands and Heathrow Airport.

Beaconsfield Services at J2 provides a wide range of food and beverage outlets as well as a hotel and Regus Business centre.

Beaconsfield Station has regular Chiltern Line services to London Marylebone and Birmingham.





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Your contact for this property

NICK BALL  
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## COMMUNICATIONS

M40 J2 – 1 mile

M4 J6 – 8 miles

M25 J16 – 4.5 miles

Central London - 25 miles

Beaconsfield Station – 3 miles

Heathrow Airport – 14 miles

## ACCOMMODATION – Ground Floor

Suite 3 – 1,658sf (154sm) Suite 4 – 1,658sf (154sm)

**LEASE** - A new lease is available on terms to be agreed.

**RENT** – on application.

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

**BUSINESS RATES** – Suites 3&4 combined - Rateable Value £63,000.

**EPC RATING** – **B(28)**.

**VIEWING** – Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**

01494 680000

[nick@pmcd.co.uk](mailto:nick@pmcd.co.uk)

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