



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



OFFICES WITH PARKING TO LET

525sf(49sm) - 2,201sf(204sm)

SECOND FLOOR, EUROPA HOUSE,
PACKHORSE ROAD, GERRARDS CROSS
SL9 8BQ

- AIR CONDITIONING
- 1 SPACE PER 275sf IN GATED CAR PARK
- 6 PERSON PASSENGER LIFT
- LED LIGHTING

LOCATION

The building is situated in the centre of Gerrards Cross, adjacent to the railway and close to all shops and leisure outlets.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 approx 3 miles, J1A M40 and J16 M25 approx 6 miles.

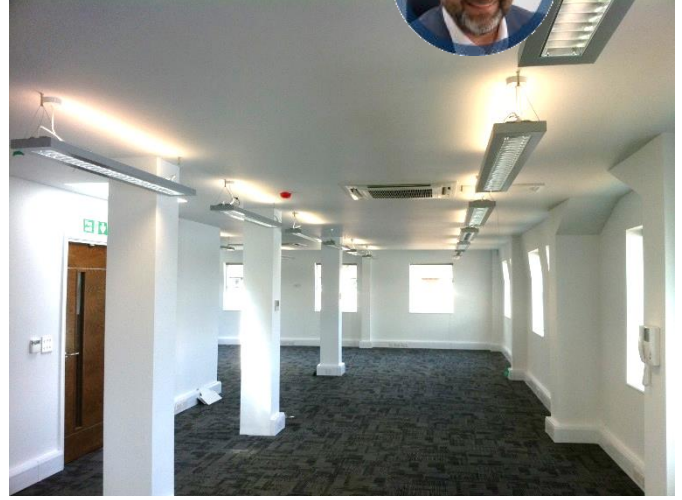
The mainline station, a short walk away, is served by the popular Chiltern Line with regular services to Birmingham and approx. 25 minutes to London Marylebone.





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DESCRIPTION

The floor available is divided into two main areas either side of the wc/lift lobby, providing open plan office accommodation. The suites are available separately or together.

ACCOMMODATION – 6 – 1,676sf(156sm)

7 - 525sf(49sm)

LEASE - New leases are available on terms to be agreed.

RENT – on application.

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

BUSINESS RATES – The Rateable Value for the whole floor is £32,500.

Enquiries to split to be made to Buckinghamshire Council 01895 837200.

EPC RATING – D(78).

VIEWING – Strictly by appointment through the joint sole agents:

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