

Offices To Let

**SELF CONTAINED SMALL
OFFICE SUITE
ALL INCLUSIVE RENT**

145sq.ft (13.47sq.m)

**UNIT G
45 WYCOMBE END
BEACONSFIELD
BUCKS
HP9 1LZ**

Location

The Office Suite is situated in Beaconsfield Old Town with its abundance of period buildings, restaurants and boutique shops.

Beaconsfield Station with services to London Marylebone (40 minutes) is less than one mile as is Junction 2 of the M40 Motorway.

Description

Self contained ground floor small office suite with Category II lighting and electric heating. There are separate male and female toilets.

Rent

£5,000 per annum

Rent is inclusive of rates, refuse collection, buildings insurance and external repairs (estimated to be £1,500 per annum). VAT is not payable on rent

Terms

Flexible lease on terms to be agreed outside the renewal provisions of the Landlord & Tenant Act 1954.



EPC

An Energy Performance Certificate is available on request or by visiting www.epcregister.com
Cert No. 0017-3022-0516-0201-4621

Legal Costs

Ingoing tenant to be responsible for landlord's reasonable legal costs.

Viewing

By appointment with:

Steven Macdermott
Jaggard Baker
Tel: 01494 689601
Email: sm@jagbak.co.uk

Important Notice

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VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.